WARRANTY DEED

Bill Garrett Davidson County
Batch# 130867 DEEDWARR
08/20/2018 10:42:18 AM 2 pgs
Fees: $13.00 Taxes: $591.63

20180820-0082192

A-WR-18-02601

JILL RODRIGUEZ STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $159,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13 DAY OF AUGUST, 2018.

Notary Public

MY COMMISSION EXPIRES: 10-11-21
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Katherine Townsend	**New Owner**	
(NAME) **2601 Hillsboro Pk. #F10**	(NAME)	**117-03-0B-089.00-CO**
(ADDRESS) **Nashville, TN 37212**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **MALANIE K. ACHCHIGE, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **KATHERINE TOWNSEND AKA KATIE TOWNSEND, A SINGLE WOMAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit F-10, The Villager Condominiums Apartments, Revised, as shown on plat of record in Plat Book 5200, Page 201, and as established by Master Deed of record in Book 5434, Page 665, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said unit.

Being the same property conveyed to Malanie K. Achchige, an unmarried woman by Warranty Deed from Karuna Jayathilake, a married man of record in Instrument No. 20071204-0140394 Register's Office for Davidson County, Tennessee, dated November 28, 2007 and recorded on December 04, 2007.

****The subject property was not the Grantor's primary marital residence.**

This conveyance is subject to:
- Taxes for 2018 and subsequent years a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 5200, Page 201, Register's Office for Davidson County, Tennessee.
- The premises herein insured is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof and is subject to the By-Laws for the administration thereof; also subject to the easements, rights and interest in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Villager Condominium of record in Book 5434, Page 665, as corrected in Book 5487, page 967, Book 4808, Page 424 and with Rules and Regulations in Instrument No. 20090616-0055824, Register's Office for Davidson County, Tennessee.
- Charter of the Villager Homeowners' Association, Inc. of record in Book 5441, Page 815, in the Register's Office for Davidson County, Tennessee.
- By-Laws of Villager Condominium of record in Book 5434, Page 708 as amended in Instrument No. 20080416-0038631, in the Register's Office for Davidson County, Tennessee.
- Grant of Easement of record in Instrument Number 20130916-0097052, in the Register's Office for Davidson County, Tennessee.
- Restrictions of record as Instrument Number 20071204-0140394 in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2601 Hillsboro Pk. #F10, Nashville, Tennessee 37212**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this the 13 DAY OF AUGUST, 2018.

Malanie K. Achchige by Piyathilaka as attorney in fact.

Malanie K. Achchige by Iranganie Kankani Achchige as Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, IRANGANIE KANKANI ACHCHIGE, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of MALANIE K. ACHCHIGE, and who acknowledged he/she/they executed the same as the free act and deed of the said MALANIE K. ACHCHIGE.

Witness my hand and official seal, this the 13th of August, 2018.

Notary Public
My Commission Expires: _____
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2021

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212