Prepared by:
Record and Return to:
Chapman and Rosenthal Title, Inc
2002 Richard Jones Rd., Ste 203-A
Nashville, TN 37215

WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 135815 **DEEDWARR**
09/04/2018 09:12:30 AM 2 pgs
Fees: $13.00 Taxes: $636.40

20180904-0086958

VIRGINIA ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 8, 2021

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $172,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of August, 2018

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 120 Anderson Lane
Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
Mary Gladys Wolfe	New Owner	117-03-0B-050.00
(NAME)	(NAME)	
2601 Hillsboro Pike, Unit D-3	4213 Stammer Place	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212	Nashville, TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20182272

For and consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **we, Jennifer Ann Travis and Donna E. Travis,** hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Mary Gladys Wolfe**, hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit. :

Certain real property situated in Davidson County, Tennessee, and described as follows, to-wit:

Being Unit D-3, Parcel No. 50, on the plan of The Villager Condominium Apartments, as established by Master Deed of record in Book 5434, Page 665, as corrected in Book 5487, Page 967, amended in Instrument No. 20080416-0038631, Register's Office for Davidson County, Tennessee, as shown on plat of record in Book 5200, Page 201, said Register's Office, to which record reference is hereby made for a more particular description thereof.

Being the same property conveyed to Jennifer Ann Travis and Donna E. Travis by Warranty Deed from Robert Christopher Sullivan, unmarried and Robert H. Lewis, Jr., unmarried, dated April 10, 2014 and filed of record in Instrument No. 20140425-0035115, Register's Office for Davidson County, Tennessee.

RESTRICTIONS:
This conveyance is made subject to the provisions of the Tennessee Horizontal Property Act: as set out in Section 66-27-101 et seq. of the Tennessee Code Annotated and is subject to the provisions and requirements thereof; to the By-Laws for the administration thereof; to 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, thru, or upon the land embracing the regime and covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of The Villager Condominium Apartments, and filed of record in Book 5434, Page 665, as corrected in Book 5487, Page 967, amended in Instrument No. 20080416-0038631, and to easements, setback lines, notes, and any matters indicated on the aforesaid subdivision plat.

Rights of others in and to common areas and/or elements.

Subject to Slope Easement of record in Book 4808, Page 424, said Register's Office.

Unimproved ☐

This is improved ☒ property, known as 2601 Hillsboro Pike, Unit D-3, Nashville, TN 37212
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and I/we do covenant with the said GRANTEES that I/we am/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 I/we do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 31st day of August, 2018

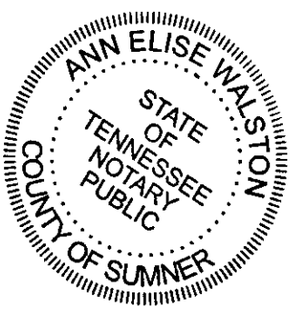
Jennifer Ann Travis

Donna E. Travis

STATE OF TENNESSEE)
COUNTY OF SUMNER)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Jennifer Ann Travis and Donna E. Travis, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 31st of August, 2018.



Notary Public
My Commission Expires: 3-2-2021