Karen Y Johnson Davidson County
Batch# 140971 DEEDWARR
09/14/2018 03:38:30 PM 3 pgs
Fees: $18.00 Taxes: $462.50
20180914-0091615

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $125,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12TH DAY OF SEPTEMBER, 2018.

Notary Public

MY COMMISSION EXPIRES: July 9, 2022

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Sofia Grey	New Owner	103160C20500CO
(NAME)	(NAME)	
117 Laural Hill Drive		
(ADDRESS)	(ADDRESS)	
Smyrna, TN 37167		
(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 considerations, the receipt of which is hereby acknowledged, We **Alexandria Jane Hamm and Charles Arutt, wife and husband**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Sofia Grey**, hereinafter called the GRANTEE(S), her assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Located in Davidson County, Tennessee, being Unit No. 205, on the plan of WELLINGTON ARMS, a Condominium Development, of record in Plat Book 5200, Page 316, Register's Office for Davidson County, Tennessee, together with the appurtenant interest in the common elements of Wellington Arms Condominium, a horizontal property regime established by Master Deed and By-Laws of record in Book 5721, Page 741, as corrected in Book 5740, Page 897, and amended in Instrument No. 20001205-0119242, said Register's Office, to which reference is hereby made for a more complete description.

Being the same property conveyed to Alexandria Jane Hamm, unmarried by Warranty Deed dated 5/20/2013 from Emily Winckler, of record in Instrument 20130530-0054404, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: (1) All matters as set forth per Plat Book 5200, Page 316; (2) Master Deed of record in Book 5721, Page 241, as amended of record in Book 5740, Page 897, Instrument 200012050119242; (3) Agreement for Dedication of Easement for Sanitary Sewers of record in Book 7692, Page 861; (4) Charter of the Homeowners Association of record in Book 5833, Page 312, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 4225 Harding Pike Apt. 205, Nashville, TN 37205
(House Number) (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 GRANTEE(S), his/her/their 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), her 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 our hands this 12th day of September, 2018.

Alexandria Jane Hamm

Alexandria Jane Hamm

Charles Arutt

Charles Arutt

State of Colorado
County of Adams

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Alexandria Jane Hamm and Charles Arutt** the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 12th day of September, 2018.

Notary Public:

My Commission Expires: 7/24/21

RETURN TO:
Stewart Title Company Tennessee Division
1630 NW Broad St., Suite 100
Murfreesboro, TN 37129

DEBRA K. WARD HASSLOCK
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 19934010854
MY COMMISSION EXPIRES JULY 24, 2021

CERTIFICATE OF AUTHENTICITY

I, Christopher R. Jackson, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Jill L Swicegood, a notary public in and for the aforesaid county and state, the within named Christopher R. Jackson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

JILL L. SWICEGOOD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

(SEAL)

Notary Public

My Commission Expires: July 9, 2022

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