Karen Y Johnson Davidson County
Batch# 146677 **DEEDWARR**
10/01/2018 09:05:11 AM 2 pgs
Fees: $13.00 Taxes: $758.50

20181001-0096719

WARRANTY DEED

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

R-VRES-18-6952-127

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $205,000.00.

Savannah Lynn Pickens
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF SEPTEMBER, 2018.

Kate Rosenthal
Notary Public

MY COMMISSION EXPIRES:

KATE ROSENTHAL NOTARY SEAL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES JULY 09, 2022

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)
Savannah Lynn Pickens	**NEW OWNER**	
(NAME)	(NAME)	
6952 Highway 70 S, #127		**143-01-0C-027.00-CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(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, **CATHRYN WALLACE AND ANDY WALLACE, WIFE AND HUSBAND,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **SAVANNAH LYNN PICKENS, UNMARRIED,** 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 No. 127 on the Plan of First Revision Horizontal Property Regime Common Element Plat West Port Landing Condominiums, of record in Instrument No. 20040310-0027295, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Cathryn Wallace and Andy Wallace by Warranty deed from Maria Weir, unmarried of record in Instrument No. 20140523-0044687 Register's Office for Davidson County, Tennessee, dated May 12, 2014 and recorded on May 23, 2014.

This conveyance is subject to:
- Taxes for the year 2018 and subsequent years.
- Plan of record as Instrument Number 20030116-0006958 and revised in Instrument No. 20040310-0027295, Register's Office of Davidson County, Tennessee.
- Master Deed establishing a Horizontal Property Regime of West Port Landing Condominiums of record in Instrument Number 20031031-0160421, Register's Office for Davidson County, Inc. appended thereto as Exhibit "C" as amended in Instrument Number 20041201-0143197, Register's Office for Davidson County, Tennessee.
- Master Deed Restrictions of record as Instrument Number 20040426-0061758 in the Register's Office for Davidson County, Tennessee.
- Stormwater Detention Agreement of record in Instrument Number 20010605-00584195, in the Register's Office for Davidson County, Tennessee.
- Dedication of Public Utilities Easement of record in Book 6532, Page 900 and Book 6431, Page 395, 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: **6952 Highway 70 S, #127, Nashville, Tennessee 37221**.

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 27th DAY OF SEPTEMBER, 2018.

Cathryn Wallace

Andy Wallace

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CATHRYN WALLACE, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 27th of September, 2018.

Notary Public
My Commission Expires: _____
(SEAL)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 03-03-2020

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ANDY WALLACE, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 27th of September, 2018.

Notary Public
My Commission Expires: _____
(SEAL)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 03-03-2020

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