WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 149297 DEEDWARR
10/04/2018 03:50:30 PM 2 pgs
Fees: $13.00 Taxes: $673.40

20181004-0098838

G-MC-18-129

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $182,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF OCTOBER, 2018.

Notary Public

MY COMMISSION EXPIRES: 11/8/21
(AFFIX SEAL)

KATE NYQUIST STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 11-8-2021

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)
Chelsea Spence	**Cardinal Financial Company, Limited Partnership**	
(NAME)	(NAME)	
129 Cottage Place	**P.O. Box 961292**	**95-2-A-129.00CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	**Fort Worth, TX 76161-0292**	
(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, **LAURA BAUER, A SINGLE WOMAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **CHELSEA SPENCE, 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 No. 61 of Cottage Place Condominiums, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Exhibit C to the Master Deed of record in Book 6250, Page 745, amended in Book 6569, Page 212, Book 6636, Page 722 and Book 6902, Page 829, Register's Office for said County, to which reference is hereby made for a more complete description, together with the Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium

Being the same property conveyed to Laura Bauer, a single woman, by Warranty Deed from Amy Maloney, married, recorded October 16, 2015 in Instrument No. 20151016-0105419, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
- Master Deed of record in Book 6520, Page 745, amended in Book 6569, Page 212, Book 6636, Page 722 and Book 6902, Page 829, Register's Office for Davidson County, Tennessee.
- Charter of Homeowner's Association of record in Book 6582, Page 869, Register's Office for Davidson County, Tennessee.
- Order of Possession of record in Instrument No. 20070320-0033730, Register's Office for Davidson County, Tennessee.
- Easement to Comcast of record in Instrument No. 20130517-0050099, 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: **129 Cottage Place, Nashville, Tennessee 37214**.

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 1st DAY OF OCTOBER, 2018.

Laura Bauer

STATE OF South Dakota
COUNTY OF Minnehaha

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LAURA BAUER, 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 1 day of October, 2018.

Notary Public
My Commission Expires: 06/27/2024
(SEAL)

LINDA L. WILLIAMS
NOTARY PUBLIC SEAL
STATE OF SOUTH DAKOTA

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