Karen Y Johnson Davidson County
Batch# 149344 DEEDWARR
10/05/2018 08:32:34 AM 2 pgs
Fees: $13.00 Taxes: $529.10

20181005-0098918

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $143,000.00

Affiant

Subscribed and sworn to before me, this 28 day of September, 2018

Notary Public

My commission expires: May 2, 2022.

KIMBERLEY C KINDALL STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES MAY 2, 2022

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4751 TROUSDALE DRIVE, STE 111
NASHVILLE, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Richard P. Romeo **Jennifer R. Romeo**	Richard P. Romeo Jennifer R. Romeo	**096110A03900CO**
309 Hickory Place, E-6	2979 Melbourne Terrace	
Nashville, TN 37214	Mt. Juliet, TN 37122.	

FOR AND IN 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 ACKNOWLEDGE, WE,

Breanne Rudd, unmarried and Steve Rudd, married

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Richard P. Romeo and Jennifer R. Romeo, husband and wife

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:

Being Lot Unit E-6, Hickory Place Condominiums, as of record in Master Deed of record in Book 6654, page 910 and referred to as Exhibit B found at page 535, said corrected book. Unit E-6 being part of the unit plan for phases 2-8, Section I, Hickory Place condominiums, of record in Plat book 6250, page 795; all references of record in the Register's Office for Davidson County, Tennessee..

Being the same property conveyed to Breanne Rudd, unmarried and Steve Rudd, married, by Warranty Deed, from The Secretary of Housing and Urban Development, of Washington, D.C., dated September 9, 2011, of record in Instrument No. 20110913-0070879, Register's Office of Davidson County, Tennessee. Breanne Rudd has since married and is now known as Breanna Baird. Subject property was never primary residence for grantor's spouses and/or dependents.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (__X__) unimproved (_____) property known as 309 Hickory Place, E-6, Nashville, TN 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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 GRANTEES, 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.

Breanne Baird Date: 9-28-18

Steve Rudd Date: 9.28.18

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Breanne Baird and Steve Rudd, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 28th day of September, 2018.

NOTARY PUBLIC

J. ANDREW WILEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: NOV 0 8 2021