WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 149869 **DEEDWARR**
10/08/2018 01:40:08 PM 2 pgs
Fees: $13.00 Taxes: $203.50

20181008-0099643

J-AR-18-119-H

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $55,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF OCTOBER, 2018.

Notary Public

MY COMMISSION EXPIRES: 8-31-2020
(AFFIX SEAL)

PATRICIA J PARSONS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

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)
NovaHomeBuyers, LLC	**New Owner**	
(NAME)	(NAME)	
659 Olive Branch Rd.		**086-11-0A-064.00-CO**
(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 consideration, the receipt of which is hereby acknowledged, **SKARLETT JUSTINE, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **NOVAHOMEBUYERS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** 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. 3, building 1, Raintree Village created under Chapter 27, Title 64 of the Tennessee code Annotated and established by Master deed of record in Book 4753, Page 140, Register's Office for said county and amended and modified by Amendment of record in Book 4980, Page 378, Register's Office for said County and as shown on the revised plan of Phase 2 and 2A, Hermitage Woods Condominium Apartments, as of record in Plat Book 4860, Page 62 through 64, Register's Office for Davidson county, Tennessee, to which Plan reference is hereby made for a more complete description of such unit. Garage number 1-3-G, is a limited common element for the exclusive use of the occupant of said unit.

Being the same property conveyed to Skarlett Justine by Quit Claim deed from Tennessee Veterans Housing Assistance Program, Inc. of record in Instrument No. 20160815-0084946 Register's Office for Davidson County, Tennessee, dated August 11, 2016 and recorded on August 15, 2016.

**Said property is not the principal residence of the Grantor.

This conveyance is subject to:
• Taxes for the year 2018, a lien not yet due and payable.
• Subject to all matters shown on the Plan of record in Plat Book 4860, Page 62 through 64 inclusive, Register's Office for Davidson County, Tennessee.
• The premises herein insured is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof and is subject to the By-Laws for the administration thereof; also subject to the 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, through, or upon the land embracing the regime and buildings thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Raintree Village, Section A (Phase II & II-A, Hermitage Woods, Condominium Apartments)of record in Book 4753, Page Page 140, as amended in Book 4980, Page 378 and Book 5165, Page 781, Book 5172, Page 77 and instrument of termination in Book 5091, page 39 and Instrument No. 20040826-0103606 and 20040428-0047940, Register's Office for Davidson County, Tennessee.
• Restrictions of record as Instrument Number 20080728-0076757 in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
• Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 5193, Page 821, in the Register's Office for Davidson County, Tennessee.
• By-Laws of Hermitage Woods, Phase II Raintree Village amended of record in Book 5122, page 878; Book

6229, page 970 and Book 10382, page 596.
• Charter of Hermitage Woods Community Services Association of record in Book 4753, page 101.
• Access Easement and Public Utility and Drainage Easement of record in Book 4460, Page 82, in the Register's Office for Davidson County, Tennessee.
• Anchor Easement of record in Book 5578, Page 751, in the Register's Office for Davidson County, Tennessee.
• Easement Agreement of record in Book 9418, Page 950, in the Register's Office for Davidson County, Tennessee.
• Any inclusion of or deficiency in the description of the parking unit, garage, and/or carport, and/or storage unit referred to in the description of the document vesting title to the insured in the land, the failure of said description to adequately identify the location of said parking unit, and/or carport, and/or storage unit, or any claim thereof.
• Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.
• Subject to rights of others in and to the common areas and/or elements.
• Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **119 Hermitage Woods Dr., Hermitage, Tennessee 37076**.

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 4th DAY OF OCTOBER, 2018.

Skarlett Justine by John Gleaves, Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN GLEAVES, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of SKARLETT JUSTINE, and who acknowledged he/she/they executed the same as the free act and deed of the said SKARLETT JUSTINE.

Witness my hand and official seal, this the 4th of October, 2018.

Notary Public
My Commission Expires: _____
(SEAL)

RYAN TERRELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

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