WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 156835 **DEEDWARR**
11/05/2018 02:06:35 PM 2 pgs
Fees: $13.00 Taxes: $884.30

20181105-0109606

W-VRES-18-3525

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $239,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF OCTOBER, 2018.

Notary Public

MY COMMISSION EXPIRES: 3/23/2021
(AFFIX SEAL)

THOMAS J. HUDGENS NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF RUTHERFORD

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)
Sydney C. Hicks	Gardner Financial Services, LTD, dba Legacy Mutual Mortgage	
(NAME)	(NAME)	
3525 West End Avenue, Apt 1D	3503 Paesanos Pkwy.	**104-09-0U-004.00-CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205	San Antonio, TX 78231	
(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, **KELLY R. PALEY, UNMARRIED AND RAYMOND B. PALEY, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **SYDNEY C. HICKS, AN UNMARRIED 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:

Unit D1 of the Historic Elmington together with an undivided interest in the common elements thereof as set forth in Master Deed of record in Instrument No. 20081103-0109021, and Amendments of record in Instrument No. 20090623-0058248, Instrument No. 20110908-0069706 and Instrument No. 20150223-0015292 in the Register's Office for Davidson County, Tennessee. Together with exclusive rights to parking spaces number one (1) and number eleven (11) provided, however, that these rights may be transferred only to other units in The Historic Elmington Condominium, complex.

Being the same property conveyed to Kelly R. Paley, unmarried and Raymond B. Paley, married by Warranty Deed from Peter Roger Deversa, a single man of record in Instrument No. 20150821-0084555 Register's Office for Davidson County, Tennessee, dated August 14, 2015 and recorded on August 21, 2015.

The herein described property is not now nor ever has been the principal place of residence of the grantor, Raymond B. Paley, or the grantors spouse herein.

This conveyance is subject to:
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **3525 West End Avenue, Apt 1D, Nashville, Tennessee 37205**.

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 31st DAY OF OCTOBER, 2018.

Kelly R. Paley

Raymond B. Paley

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KELLY R. PALEY, 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 31st of October, 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, RAYMOND B. PALEY, 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 31st of October, 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