Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: R-RUDS-18103

WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $333,900.00.

Affiant

Subscribed and sworn to me on 11/02/18

NOTARY PUBLIC
My Commission Expires 7/6/20

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2020

Karen Y Johnson Davidson County
Batch# 156852 DEEDWARR
11/05/2018 02:34:26 PM 2 pgs
Fees: $13.00 Taxes: $1,235.43

20181105-0109631

THIS INSTRUMENT WAS PREPARED BY:
Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Nicole Freeman 103 Fairmont Place Nashville, TN 37203	Real owner	104-06-0G-003.00 CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Luisa M. Utset-Ward and husband, Thomas H Ward III, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto Nicole M. Freeman, a single woman, hereinafter called **"GRANTEE,"** her successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

A Condominium Apartment in Davidson County, Tennessee, being Unit No. 103 of Fairmont Square I Condominiums, a horizontal property regime pursuant to the Tennessee Horizontal Property Act as shown on the Plan of record in Plat Book 6250, Page 310, Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartments appurtenant undivided interest in the general and limited common elements of the Condominium as set forth in the Master Deed of record in Book 6445, Page 612, amended in Book 6484, Page 111 and Book 6653, Page 895, Register's Office for said County.

Being the same property conveyed to Luisa M. Utset-Ward and husband, Thomas H. Ward, III by Warranty Deed from Paul B. Segebarth, married, recorded on the 18th day of July, 2007 in Instrument No. 20070718-0085646, in the Register's Office of Davidson County, Tennessee.

This is improved property known as 103 Fairmont Place, Nashville, Tennessee 37203.

The conveyance of the above-described parcel of land is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

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, her successors and assigns, forever, and GRANTORS do covenant with the said GRANTEE they 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 GRANTORS do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, their successors 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 our hands on ~~11/02/18.~~ 11/01/2018

Luisa M. Utset-Ward

Thomas H. Ward III

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

On NOV 1ST, 2018, before me personally appeared Luisa M. Utset-Ward and Thomas H. Ward III. to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described herein and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal on 11/01/2018.

NOTARY PUBLIC

My Commission Expires: SEP 28, 2019

ANA OLIVA
Notary Public - State of Florida
Commission # FF 912089
My Comm. Expires Sep 28, 2019
Bonded through National Notary Assn