WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 158136 **DEEDWARR**
11/09/2018 01:41:18 PM 2 pgs
Fees: $13.00 Taxes: $651.20

20181109-0111139

W-BR-18-2617

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $176,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF NOVEMBER, 2018.

Notary Public

MY COMMISSION EXPIRES: 7/6/20

(AFFIX SEAL)

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

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)
Kelley Christine Corcoran	**CalCon Mutual Mortgage LLC dba OneTrust Home Loans**	
(NAME)	(NAME)	
2617 River Meade Way	**3131 Camino Del Rio N, Suite 1680**	**052-13-0B-322.00-CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	**San Diego, CA 92108**	
(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, **OLIVIA PENDERGRASS, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **KELLEY CHRISTINE CORCORAN, 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 Lot No. 6 on the Plan of River Glen, Planned Unit Development, Phase 7 of record in Plat at Instrument No. 20040713-0083147, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Olivia Pendergrass, unmarried by Warranty deed from NVR, Inc., a Virginia Corporation T/A Fox Ridge Homes of record in Instrument No. 20050708-0079498 Register's Office for Davidson County, Tennessee, dated June 23, 2005 and recorded on July 08, 2005. (Value of consideration shown in aforementioned deed $101,670.00.) Being also known as 2617 River Meade Way Nashville, Tennessee 37214.

This conveyance is subject to:
- Taxes for the year 2018 and subsequent years.
- All matters shown on the Plan of record as Instrument Number 20040212-0016958, Register's Office of Davidson County, Tennessee.
- All matters shown on the Plan of record in Plat Book 6900, Page (s) 650, 651 and 671, Register's Office for Davidson County, Tennessee.
- Easement of record in Book 7296, Page 484, Book 11030, page 731 and Book 3961, page 681, in the Register's Office for Davidson County, Tennessee.
- Master Deed establishing a Horizontal Property Regime of River Glen, a Horizontal Property Regime of record in Book 7566, Page 571, as amended in Instrument No. 20040915-0111299, Instrument No. 20020425-0051349, Register's Office for Davidson County, Tennessee.
- By-Laws of River Glen of record in Instrument Number 20040713-0083147, in the Register's Office for Davidson County, Tennessee.
- Charter of River Glen Homeowner's Association of record in Instrument Number 20020425-0051348, in the Register's Office for Davidson County, Tennessee.
- Quitclaim Deed for common areas to River Glen Homeowner's Association of record in Instrument Number 20040713-0083148, in the Register's Office for Davidson County, Tennessee.
- Water and Sanitary Sewer Easements of record in Book 7061, Page 196, in the Register's Office for Davidson County, Tennessee.
- Stormwater Detention Agreement of record in Instrument Number 20010816-0088874, in the Register's Office for Davidson County, Tennessee.
- Articles of Incorporation of River Glen Homeowners Association of record in Book 8069, Page 158, in the Register's Office for Davidson County, Tennessee.
- Resolution of record in Instrument Number 20040915-0111301, in the Register's Office for Davidson County, Tennessee.
- Restrictions of record as Instrument Number 20050708-0079498 in the 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: **2617 River Meade Way, 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 7th DAY OF NOVEMBER, 2018.

Olivia Pendergrass

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, OLIVIA PENDERGRASS, 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 7th of November, 2018.

Notary Public
My Commission Expires: 1-3-20
(SEAL)

MARY FRANCES RUDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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