WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 168771 **DEEDWARR**
11/30/2018 09:23:08 AM 2 pgs
Fees: $13.00 Taxes: $1,036.00

20181130-0116765

Y-VRES-18-2025-207

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $280,000.00.

Robert A Watrous
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF NOVEMBER, 2018.

Notary Public

MY COMMISSION EXPIRES: 11/8/21
(AFFIX SEAL)

KATE NYQUIST
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2021

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)
Elizabeth G. Watrous and Robert A. Watrous	**New Owner**	
(NAME)	(NAME)	**117-11-0J-207.00-CO**
2025 Woodmont Blvd Apt 207		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(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, **KEITH ALAN WHITE AND RHONDA KAY WHITE, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ELIZABETH G. WATROUS AND ROBERT A. WATROUS, WIFE AND HUSBAND,** 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. 207, together with the appurtenant interest in the common elements of The Hillmont Condominiums, a Horizontal Property Regime established by Master Deed of record in Instrument No. 20040209-0015685, re-recorded in Instrument No. 20040212-0017074; amended in Instrument No. 20050404-0036415 and Instrument No. 20050512-0053861, Register's Office for Davidson County, Tennessee, said unit being depicted on the Condominium Site Plan attached as Exhibit "C" to the aforementioned Master Deed.

Being the same property conveyed to Keith Alan White and Rhonda Kay White, husband and wife, as joint tenants with the right of survivorship by Warranty deed from Doreen W. Whalley, unmarried of record in Instrument No. 20150722-0071861 Register's Office for Davidson County, Tennessee, dated July 20, 2015 and recorded on July 22, 2015.

This conveyance is subject to:
- Master Deed establishing a Horizontal Property Regime of The Hillmont Condominiums of record in Instrument Number 20040209-0015685, re-recorded in Instrument No. 20040212-0017074, as amended in Instrument No. 20050404-0036415 and Instrument No. 20050512-0053861, Register's Office for Davidson County, Tennessee, with By-Laws of The Hillmont Condominium Homeowners Association, Inc. appended thereto as Exhibit "B"
- Subject to all matters shown on the Plat for The Hillmont Condominiums attached as Exhibit "C" to the aforementioned Master Deed of record in Instrument Number 20040209-0015685, as re-recorded in Instrument No. 20040212-0017074, Register's Office for Davidson County, Tennessee.
- Right of Entry Agreement of record in Book 9921, Page 620, in the Register's Office for Davidson County, Tennessee.
- Grant of Easement to Comcast of Nashville I, LLC of record in Instrument Number 20110930-0075711, 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: **2025 Woodmont Blvd Apt 207, Nashville, Tennessee 37215**.

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 27th DAY OF NOVEMBER, 2018.

Keith Alan White by Laura Mitchell, Attorney-In-Fact

Keith Alan White by Laura Mitchell, Attorney-In-Fact

Rhonda Kay White by Laura Mitchell, 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, LAURA MITCHELL, 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 KEITH ALAN WHITE AND RHONDA KAY WHITE, and who acknowledged he/she/they executed the same as the free act and deed of the said KEITH ALAN WHITE AND RHONDA KAY WHITE.

Witness my hand and official seal, this the 27th of November, 2018.

Notary Public
My Commission Expires: _____
(SEAL)

STEPHANIE DOME
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-05-2021

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