WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 169365 **DEEDWARR**
12/03/2018 09:55:19 AM 2 pgs
Fees: $13.00 Taxes: $550.93

20181203-0117410

MST 2018-1527

REBECCA SHUKIS NOTARY PUBLIC TENNESSEE My Comm. Exp. 12/15/2021 COUNTY OF WILLIAMSON

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $148,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF NOV., 2018.

Notary Public

MY COMMISSION EXPIRES: 12/15/21.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Andrew Clark Nevins and Martha Jane Nevins	New Owner	150-09-0B-514.00-CO
(NAME)	(NAME)	
514 Forest Pointe Place		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Ashleigh D. Arledge, a single woman,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Andrew Clark Nevins, a single man and Martha Jane Nevins, a married woman,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

All that certain condominium situate in the County of Davidson, State of Tennessee, described as follows:

Being Unit No. 514 on the Final Plat of Forest Pointe Condominiums, of record in Book 6900, Page 930, and revised in Book 7900, Page 16 and further revised in Book 7900, Page 281, and as shown as an Exhibit to the Declaration of Covenants, Conditions and Restrictions of record in Book 10412, Page 567, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Ashleigh D. Arledge by Warranty deed from Charles Jason Hicks, a married man of record in Instrument No. 20160203-0010569 Register's Office for Davidson County, Tennessee, dated January 25, 2016 and recorded on February 03, 2016.

Subject to: Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable. Taxes for the year 2018, a lien due and payable, but not delinquent. Subject to all matters shown on the Plan of record in Plat Book 6900, Page 930, amended in Book 7900, Page 16 and further revised in Book 7900, Page 281, 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 Forest Pointe Condominium of record in Book 7801, Page 463, as amended in Book 8050, Page 853; Book 11720, Page 152 and Instrument No. 20030712-0097022, Register's Office for Davidson County, Tennessee. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 10412, Page 567, Register's Office for Davidson County, Tennessee. Restrictions of record in Book 7075, Page 790 and Book 7079, page 424, 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. Charter of Forest Pointe Homeowners Association of record in Book 8069, Page 162, in the Register's Office for Davidson County, Tennessee. By-Laws of record in Book 7801, Page 486, in the Register's Office for Davidson County, Tennessee. Easement(s) of record at Instrument No. 20010720-0077283, in the aforesaid Register's Office. Dedication of Easement of record in Book 7640, Page 534, in the Register's Office for Davidson County, Tennessee. Restrictions of record as Instrument Number 20050906-0106570 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. Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.

This property, known as 514 Forest Pointe Place, Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 28 DAY OF NOVEMBER, 2018.

Ashleigh D. Arledge

Ashleigh D. Arledge

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Ashleigh D. Arledge, a single woman, with whom I am personally acquainted (or provided to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 28 day of November, 2018.

Notary Public

My Commission Expires: 5-27-2019

Amelia Swanson
State of Tennessee Notary Public
(SEAL)
Williamson County