Karen Y Johnson Davidson County
Batch# 170840 **DEEDWARR**
12/05/2018 03:03:37 PM 2 pgs
Fees: $13.00 Taxes: $448.66

20181205-0118734

WARRANTY DEED

DIANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY Commission Expires 07-05-2020

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $121,260.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF NOVEMBER, 2018.

Notary Public

MY COMMISSION EXPIRES: 4/6/20
(AFFIX SEAL)

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)
Hannah Paramore and William Breen, Jr.	**New Owner**	
(NAME) **6680 Charlotte Avenue H-5**	(NAME)	**102-07-0A-101.00-CO**
(ADDRESS) **Nashville, TN 37209**	(ADDRESS)	
(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, **AMANDA FORTUNE, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **HANNAH PARAMORE AND WILLIAM BREEN, JR., 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 Apartment Unit Number H-5 of West Meade Condominium created under Title 66, Chapter 27, Section 101, et seq., as amended Tennessee Code Annotated, and as established by a Master Deed of record in Book 5923, Page 704, as amended in Book 6277, Page 653, in Book 7333, Page 415, and in Book 7333, Page 418, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the common elements appurtenant to said Unit as set forth in Exhibit A-1 of said Master Deed. Reference is hereby made to the Plat of West Meade Condominium of record in Book 5200, Page 430, said Register's Office, for a more complete identification and description of said Unit.

Being the same property conveyed to Amanda Durand by Special Warranty deed from Fannie Mae A/K/A Federal National Mortgage Association of record in Instrument No. 20120508-0039564 Register's Office for Davidson County, Tennessee, dated May 04, 2012 and recorded on May 08, 2015.

** For the purpose of this conveyance the subject property was not the Grantor's Primary Residence.

This conveyance is subject to:
- Taxes for 2019 and subsequent years a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 5200, Page 430, 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 The Avenue Nashville West, Inc., (formerly West Meade Condominium), of record in Book 5923, Page 704, amended in Book 6277, page 653, Book 7333, page 415, Book 7333, page 418, Instrument No. 20120307-0020068 and Instrument No. 20120724-0065040, as corrected in Instrument No. 20120817-0074026 , Register's Office for Davidson County, Tennessee.
- By-Laws of The Avenue Nashville West, Inc., (formerly West Meade Condominium Inc.), of record in Book 5923, Page 740, in the Register's Office for Davidson County, Tennessee, as subsequently amended.
- Charter of The Avenue Nashville West, Inc., (formerly West Meade Condominium Inc.), of record in Book 5923, Page 756, in the Register's Office for Davidson County, Tennessee, as subsequently amended.
- Easement to Metropolitan Government of record in Book 4520, Page 836 and Book 8808, Page 872, in the Register's Office for Davidson County, Tennessee.
- Encroachment Easement of record in Book 6561, Page 90, in the Register's Office for Davidson County,

Tennessee.
• Ingress/Egress Easement of record in Book 4265, Page 587, in the Register's Office for Davidson County, Tennessee.
• Recreational Easement of record in Book 4552, Page 507, 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: **6680 Charlotte Avenue H-5, Nashville, Tennessee 37209**.

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 30 DAY OF NOVEMBER, 2018.

Amanda Fortune

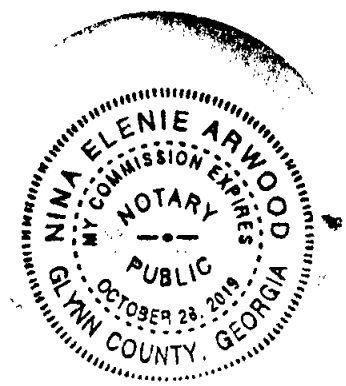
Amanda Fortune

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, AMANDA FORTUNE, 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 30th of November, 2018.

Notary Public
My Commission Expires: 10.26.19
(SEAL)



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