WARRANTY DEED

MEGAN PAULUS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 08-20-2019

G-CPC-18-2601

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $153,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF DECEMBER, 2018.

Megan Paulus
Notary Public

MY COMMISSION EXPIRES: 8/20/19
(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)
Joshua G. Offutt	new owner	
(NAME)	(NAME)	**117-03-0B-124.00-CO**
1501 Cedar Lane		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212		
(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, **DANIEL P. MCGRATH AND WIFE, PATRICIA M. MCGRATH,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JOSHUA G. OFFUTT, A SINGLE MAN,** 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:

A certain condominium located in Davidson County, Tennessee, being Unit No. H-13, in a Horizontal Property Regime, which is located on the Plan of Revised The Villager Condominium Apartments of record in Plat Book 5200, Page 154, as revised in Book 5200, page 201 and Master Deed establishing a Horizontal Property Regime of Villager Condominium of record in Book 5434, Page 665 with Deed of Correction recorded in Book 5487, Page 967, 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 Daniel P. McGrath and wife, Patricia M. McGrath by Warranty deed from William J. Ivey, unmarried of record in Instrument No. 20021016-0127174 Register's Office for Davidson County, Tennessee, dated August 29, 2002 and recorded on October 16, 2002.

This conveyance is subject to:

- Taxes for the year 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 154 and Book 5200, Page 201, Register's Office for Davidson County, Tennessee.
- 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 Villager Condominium of record in Book 5434, Page 665 with Deed of Correction for Master Deed of Villager Condominium recorded in Book 5487, Page 967 and Rules and Regulations of Villager Condominium recorded as Instrument No. 20090616-0055824, Register's Office for Davidson County, Tennessee.
- Charter of Villager Homeowners Association, Inc. of record in Book 5441, Page 815, in the Register's Office for Davidson County, Tennessee.
- First Amendments to the By-Laws of the Villager Homeowners Association, Inc. of record in Instrument Number 20080416-0038631, in the Register's Office for Davidson County, Tennessee.
- Easement for Right of Way Granted to State of Tennessee of record in Book 4804, Page 424, in the Register's Office for Davidson County, Tennessee.
- Grant of Easement of record in Instrument Number 20130916-0097052, in the Register's Office for Davidson County, Tennessee.
- Restrictions of record as Instrument Number 20021016-0127174 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: **2601 Hillsboro Pike, #H13, Nashville, Tennessee 37212**.

Karen Y Johnson Davidson County
Batch# 174987 **DEEDWARR**
12/17/2018 03:02:08 PM 2 pgs
Fees: $13.00 Taxes: $566.10

20181217-0122544

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 13th DAY OF DECEMBER, 2018.

Daniel P. McGrath

Patricia M. McGrath

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DANIEL P. MCGRATH, 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 13th of December, 2018.

Notary Public
My Commission Expires: _____
(SEAL)

PAUL HINMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-08-2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, PATRICIA M. MCGRATH, 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 13th of December, 2018.

Notary Public
My Commission Expires: _____
(SEAL)

PAUL HINMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-08-2021

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