WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 176119 **DEEDWARR**
12/19/2018 03:09:29 PM 2 pgs
Fees: $13.00 Taxes: $555.00

20181219-0123474

G-NRE-18-1382

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $150,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF DECEMBER, 2018.

Notary Public

MY COMMISSION EXPIRES: 7/6/20

(AFFIX SEAL)

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON CO. My Commission Expires

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)
Stella Ijiyode	new owner	
(NAME)	(NAME)	**163-02-0C-015.00**
P.O. Box 638		
(ADDRESS)	(ADDRESS)	
Cuba, NM 87013		
(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, **JEREMY BUSBY, A SINGLE MAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **STELLA IJIYODE, UNMARRIED,** 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:

Being Lot No. 76, Unit No. 133, as described in the Master Deed and Bylaws for Autumn Ridge Townhomes, a Horizontal Property Regime With Private Elements, of record in Instrument 20060404-0038533, and amended in Instrument 20060419-0045063, and in Instrument No. 20061115-0141803, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more particular description of said Unit. Description taken from Exhibit B of the First Amendment to Master Deed and Bylaws. The description is the same as the previous Deed of record.

Being the same property conveyed to Jeremy Busby by Warranty deed from Newmark Homes, L.P., a Texas limited partnership of record in Instrument No. 20070719-0085954 Register's Office for Davidson County, Tennessee, dated July 17, 2007 and recorded on July 19, 2007.

This conveyance is subject to:
- Taxes for the year 2019 and subsequent years, a lien not yet due and payable.
- 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 and By-Laws establishing a Horizontal Property Regime With Private Elements for Autumn Ridge Townhomes, of record in Instrument No. 20060404-0038533, as amended in Instrument No. 20060419-0045063, Instrument No. 20061115-0141803 and Instrument No. 20080108-0002295, as corrected in Instrument No. 20110609-0044167, Register's Office for Davidson County, Tennessee.
- Temporary Construction Easement to Nashville of record in Book 9340, Page 316 , in the Register's Office for Davidson County, Tennessee.
- Sanitary Sewer and/or Storm Drainage Easement to Nashville of record in Instrument Number 20040910-0109391, in the Register's Office for Davidson County, Tennessee.
- Assignment of Declarant's Rights and Developers Rights of record in Instrument Number 20120924-0086420, in the Register's Office for Davidson County, Tennessee.
- Sanitary sewer easement of record in Instrument Number 20050509-0052192, 20050509-0052194 and 20050509-0052195, in the Register's Office for Davidson County, Tennessee.
- Storm Water Detention Agreement to Nashville of record in Instrument Number 20050414-0041609 and Instrument No. 20070723-0087024, in the Register's Office for Davidson County, Tennessee.
- Deed and easement to Metropolitan Government of Nashville & Davidson County, Tennessee of record in Book 9392, Page 520, 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: **1382 Rural Hill Rd. #133, Antioch, Tennessee 37013**.

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 17th DAY OF DECEMBER, 2018.

Jeremy Busby by John Gleaves,
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, John Gleaves, 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 JEREMY BUSBY, and who acknowledged he/she/they executed the same as the free act and deed of the said JEREMY BUSBY.

Witness my hand and official seal, this the 17th 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