WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 180467 DEEDWARR
01/03/2019 03:46:09 PM 2 pgs
Fees: $13.00 Taxes: $1,061.90

20190103-0000924

STEVEN T. MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-3-2021

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$287,000.00.**

Kristin Booth
Affiant

Subscribed and sworn to before me this 18th day of December, 2018

Notary Public
My Commission expires: 5-3-21
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Amy L. Mularski	Community Mortgage, LLC	128-12-0A-087.00CO
320 Old Hickory Blvd #1703	19045 E. Valley View Pkwy #F	
Nashville, TN 37221	Independence, MO 64055	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Rhonda M. Teague, now known as Rhonda Teague King, a married woman,,** hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Amy L. Mularski, a single woman**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

A Condominium Apartment in Davidson County, Tennessee, Being Unit No. 87, Building 17 of Eagle Ridge at the Reserve, Section 2, Phase 1B, horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Exhibit "A" to the Master Deed of record in Instrument Number 20011011-0110875, and amended in Instrument Number 20030108-0003689, Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the condominium.

Being the same property conveyed to Rhonda M. Teague from Carmine V. Oddis, unmarried by Warranty Deed on December 22, 2006, of record in Instrument Number 20061227-0159202, Register's Office for Davidson County, Tennessee. The said Rhonda M. Teague is now known as Rhonda Teague King.

Grantor warrants that he has never lived in the subject property as a married person and that the subject property is not subject to any marital rights therein.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2019 and subsequent years, plus any penalties and interest which may accrue.
- Subject to all matters on Plan as shown on Exhibit "A" to the Master Deed of record in Instrument No. 20011011-0110875, as supplemented and amended in Instrument No. 20030108-0003689, Register's Office for Davidson County, Tennessee.
- Master Deed of record in Instrument No. 20011011-0110875, as supplemented and amended in Instrument No. 20030108-0003689, Instrument No. 20030108-0003697, and Instrument No. 20051129-0143344, Register's Office for Davidson County, Tennessee.
- Charter of Eagle Ridge at the Reserve Owner's Association, Inc., of record in Instrument No. 20010112-0003836, and Instrument No. 20010112-0003839, Register's Office for Davidson County, Tennessee.
- Easement for Drainage Facility of record in Book 8083, page 534, Register's Office for said County; Drainage Easement of record in Book 7861, page 559, Register's Office for said County; In the event property is developed for single family residential purposes, as set forth in Article 7.02 of the instrument of record in Book 5074, page 856, at page 886, Third National Bank Trustee is granted certain options with regard to the property conveyed by Installment Deed of record in Book 4310, page 579, Register's Office for said County; Such matters as shown on the survey of the property made by Mark E. Sawyer, Barge, Waggoner, Sumner and Cannon, Inc., No. 9358-13, February 2, 1995, February 13, 1995, July 22, 1996, March 30, 2000 and August 3, 2000. Easement to Comcast Nashville, LLC, of record in Instrument No. 20180611-0055669, and Instrument No.

20140924-0087653, Register's Office for said County; Subject to all matters on Plan of record in Plat Book 7900, pages 896-898, Register's Office for said County; Subject to all matters on Plan of record in Instrument No. 20010201-0009806, Register's Office for said County; Easement Agreement of record in Book 5074, page 945, Register's Office for said County; Storm Water Detention Agreement of record in Instrument No/ 20001103-0109348, Register's Office for Davidson County, Tennessee.

This is improved property known as: **320 Old Hickory Blvd #1703, Nashville, TN 37221**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this December 18, 2018.

Rhonda Teague King

Rhonda Teague King

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Rhonda Teague King** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this December 18, 2018

My commission expires 8/1/22

Notary Public

ANDREW H. MALONEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY