WARRANTY DEED

PREPARED BY:
BANKERS TITLE & ESCROW CORP
5107 MARYLAND WAY
STE 115
BRENTWOOD TN 37027

RETURNED TO:

ROBIN S. EDWARDS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

A-P-18-284-2

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $265,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30 DAY OF JANUARY, 2019.

Notary Public

MY COMMISSION EXPIRES: 3/24/2019
(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)
Wendy J. Anthony	**New Owner**	
(NAME)	(NAME)	**142-07-0C-068.00-CO**
284 Myhr Green		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(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, **RACHEL J. HUGHES, UNMARRIED AND SHARON E ROLLINS, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **WENDY J. ANTHONY, 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:

Land in Davidson County, Tennessee, being Unit No. 68, together with the appurtenant interest in the common elements of Ashley Green horizontal Property regime established by Master Deed, of record in Book 7184, Page 44, corrected in Book 7467, Page 279 and amended in Book 7482, Page 312, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit "C" to the aforementioned Master Deed and being located upon the Boundary Plat of Ashley Green of record in Plat Book 6900, Page 978, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Rachel J. Hughes, unmarried and Sharon E. Rollins, unmarried, as joint tenants with Right of Survivorship by Warranty deed from Brenda L. Yates and husband, Jimmy B. Yates of record in Instrument No. 20061128-0146746 Register's Office for Davidson County, Tennessee, dated November 22, 2006 and recorded on November 28, 2006.

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 6900, Page 24 and Revised Boundary Plat of record in Plat Book 6900, Page 978, 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 Ashley Green of record in Book 7184, Page 44, as corrected in Book 7467, Page 279, amended in Book 7482, Page 312, and further amended in Instrument No. 20111101-0084880, Register's Office for Davidson County, Tennessee.
- Charter of HOA of record in Book 7140, Page 69, in the Register's Office for Davidson County, Tennessee.
- By-Laws of HOA of record in Book 7184, Page 71, in the Register's Office for Davidson County, Tennessee.
- Easement for Sanitary Sewers of record in Book 5374, Page 511, in the Register's Office for Davidson County, Tennessee.
- Easement granted to the State of Tennessee of record in Book 5407, Page 643, in the Register's Office for Davidson County, Tennessee.
- Sewer Easement of record in Book 6483, Page 907, in the Register's Office for Davidson County, Tennessee.
- Public Utilities Easement of record in Instrument Number 20060724-0088823, in the Register's Office for Davidson County, Tennessee.
- Grant of Easement of record in Instrument Number 20170206-0012423. in the Register's Office for

Karen Johnson Davidson County
Batch# 190363 DEEDWARR
01/31/2019 09:57:43 AM 2 pgs
Fees: $13.00 Taxes: $980.50

20190131-0009332

Davidson County, Tennessee.
- Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.
- Subject to rights of others in and to the common areas and/or elements.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **284 Myhr Green, Nashville, Tennessee 37221**.

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 JANUARY, 2019.

Rachel J. Hughes
Rachel J. Hughes

Sharon E. Rollins
Sharon E Rollins

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RACHEL J. HUGHES, 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 January, 2019.

Kate Nyquist
Notary Public
My Commission Expires: _____
(SEAL)

KATE NYQUIST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SHARON E ROLLINS, 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 January, 2019.

Kate Nyquist
Notary Public
My Commission Expires: _____
(SEAL)

KATE NYQUIST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2021

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