G#31393-2

# WARRANTY DEED

Karen Johnson Davidson County
Batch# 192338 DEEDWARR
02/06/2019 12:43:40 PM 2 pgs
Fees: $13.00 Taxes: $906.50

20190206-0011413

State of Tennessee )
County of Williamson )

The actual consideration or value, whichever is greater, for this transfer is **$245,000.00.**

Affiant

Subscribed and sworn to before me, this the 31st day of January, 2019.

Notary Public

My commission expires:

(AFFIX SEAL)

REBECCA SHUKIS
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
12/15/2021
COUNTY OF WILLIAMSON

**THIS INSTRUMENT WAS PREPARED BY**
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map-Parcel Numbers |
|---|---|---|
| **Amanda O'Donnell** | **Ameris Bank** | **114080C02400CO** |
| **7277 Charlotte Pike #113** | 1800 Parkway Place Suite 820 | |
| **Nashville, TN 37209** | Marietta, GA 30067 | |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

**Tim Bennett, an unmarried man, and Jesus Berdeja, an unmarried man, joint tenants with rights of survivorship**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO .

**Amanda O'Donnell, single woman**

HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A 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. 24 on the Plan of West Park, Phase 1, a Horizontal Property Regime with Private Elements, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, as established by Declaration of Covenants, Conditions and Restrictions for West Park Homeowners Association, Inc., of record in Instrument No. 20040304-0024541, including without limitation the By-Laws appended thereto, and Amendment and Supplement of record in Instrument No. 20041221-0151636 and further amended in Instrument No. 20050222-0018812, Register's Office for Davidson County, Tennessee. Reference is hereby made to the Plan of West Park, Phase 1, shown on Exhibit "A" to the Declarations of record in Instrument No. 20040304-0024541, said Register's Office, for a more complete identification and description of said unit.**

**BEING the same property conveyed to Tim Bennett, an unmarried man, and Jesus Berdeja, an unmarried man, joint tenants with rights of survivorship, by Special Warranty Deed dated April 25, 2012, from Tan Properties, LLC, of record in Instrument No. 20120508-0039644, Register's Office for Davidson County, Tennessee.**

**THIS instrument is being executed on behalf of Jesus Berdeja pursuant to a Limited Power of Attorney executed by him on the 1st day of September, 2018, of record in Instrument No.** 20190206-0011412 **, Register's Office for Davidson County, Tennessee.**

**THE conveyance of the above described parcel of land is subject to the following:**

**1) All matters shown on the Plan as set out on Exhibit "A" to the Declarations of record in Instrument No. 20040304-0024541, said Register's Office;**

**2) All matters shown on the Boundary Plats of record in Instrument No. 20040624-0075135 and in Instrument No. 20040624-0075136, Register's Office for Davidson County, Tennessee;**

**3) Grant of Overhang Easement for electric power lines of record in Book 6301, Page 684, Register's Office for Davidson County, Tennessee;**

**4) Storm Water Detention Agreement of record in Instrument No. 20030530-0073233, Register's Office for Davidson County, Tennessee;**

**5) Declaration of Covenants, Conditions, and Restrictions for West Park Homeowners Association, Inc., of record in Instrument No. 20040304-0024541, and By-Laws appended thereto, and Amendment and Supplement of record in Instrument No. 20041221-0151636 and further amended in Instrument No. 20050222-0018812, Register's Office for Davidson County, Tennessee;**

**6) Conveyance of Common Area to West Park Homeowners Association, Inc., of record in Instrument No. 20120731-0067330, said Register's Office; and,**

**7) Taxes for the current year which have been prorated and assumed by the Grantee herein and the subsequent years, not yet due and payable.**

This is improved property, known as: **7277 Charlotte Pike #113, Nashville, TN 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 GRANTEES 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 GRANTEES, 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 **31st** day of **January, 2019.**

**Tim Bennett**

Jesus Berdeja by Tim Bennett, Atty in Fact

**Jesus Berdeja**
**By Tim Bennett, Attorney-In-Fact**

**STATE OF TENNESSEE )**
**COUNTY OF DAVIDSON )**

Personally appeared before me, a Notary Public of said County and State, **Tim Bennett,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **31st** day of **January, 2019.**

**Notary Public**

**My Commission Expires:** 1/17/21

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

**STATE OF TENNESSEE )**
**COUNTY OF DAVIDSON )**

Personally appeared before me, the undersigned, a Notary Public in and for said County and State aforesaid, the within named **Tim Bennett,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Attorney-In-Fact for **Jesus Berdeja,** and that he as such Attorney-In-Fact executed the foregoing instrument on behalf of and as the personal act and deed of the said **Jesus Berdeja** for the purpose therein contained, by signing the name of **Jesus Berdeja** by himself as Attorney-In-Fact.

Witness my hand and official seal at Nashville, Tennessee, this **31st** day of **January, 2019.**

**Notary Public**

**My Commission Expires:** 1/17/21

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY