WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $200,000.00.

Sarah Waddell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF FEBRUARY, 2019.

Megan Paulus
Notary Public

MY COMMISSION EXPIRES: 8/20/19
(AFFIX S

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

Y-TCH-19-114

Karen Johnson Davidson County
Batch# 201905 DEEDWARR
03/05/2019 09:34:23 AM 2 pgs
Fees: $13.00 Taxes: $740.00

20190305-0019907

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)
Sarah Waddell	**F&M Bank**	
(NAME)	(NAME)	**142-06-0D-020.00-CO**
114 Doral Court	**PO Box 451**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	**Clarksville, TN 37041**	
(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, **JOYCE F. DENNINGTON, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **SARAH WADDELL, A SINGLE WOMAN,** 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 condominium apartment in Davidson County, Tennessee, being Unit 89-A of Section Seven, Doral Country Villa, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the plan of record in Book 5200, Page 223, said Register's Office, to which source reference is hereby made for a 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 Joyce F. Dennington by Warranty Deed from C. Leticia Cogley Myers Ward, previously known as C. Leticia Cogley Myers, married of record in Book 10248, Page 858, Register's Office for Davidson County, Tennessee, dated October 31, 1996 and recorded on November 04, 1996.

This conveyance is subject to:
- Subject to all matters shown on the Plan of record in Book 5200, Page 223, Register's Office for Davidson County, Tennessee.
- Master Deed establishing a Horizontal Property Regime of Doral Country Villa Condominiums of record in Book 5532, Page 727 as amended in Book 5623, Page 252 and Book 5532, Page 252, Register's Office for Davidson County, Tennessee.
- Doral Country Villa Section VII Condominium Association, Inc. for Fines of record in Instrument Number 20141103-0101033 and Instrument No. 20151130-0120647, in the Register's Office for Davidson County, Tennessee.
- By-Laws of record in Book 5532, Page 768 and Book 5532, Page 463, in the Register's Office for Davidson County, Tennessee.
- Grant of Easement of record in Instrument Number 20180611-0055670 , 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: **114 Doral Court, 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 28th DAY OF FEBRUARY, 2019.

Joyce F. Dennington

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOYCE F. DENNINGTON, 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 28th of February, 2019.

Notary Public
My Commission Expires: 1-3-22
(SEAL)

MARY FRANCES RUDY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

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