WARRANTY DEED

Karen Johnson Davidson County
Batch# 203009 **DEEDWARR**
03/07/2019 10:23:27 AM 2 pgs
Fees: $13.00 Taxes: $777.00

20190307-0020981

W-FSBO-19-5025-8B

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $210,000.00.

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 6-30-2019
(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)
Samuel Adams Alfrey, Jr and Mary Julia Alfrey	NEW OWNER	
(NAME)	(NAME)	**131-01-0D-051.00-CO**
5025 Hillsboro Pike, 8-B		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(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, **SIMON M. SEDEK AND NAOMI L. SEDEK, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **SAMUEL ADAMS ALFREY, JR, UNMARRIED, AND MARY JULIA ALFREY, A MARRIED 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 No. 51, also known as Unit 8-B, as shown on the Plat of Georgetown Apartments, a condominium, of record in Plat Book 5200, page 4, Register's Office for Davidson County, Tennessee, together with an undivided interest in the common elements of 5025 Hillsboro Homeowners Association as described in Book 5211, page 325, Register's Office for Davidson County, Tennessee, as subsequently amended, all to which reference is hereby made for a more complete description of said unit.

Being the same property conveyed to Simon M. Sedek and wife, Naomi L. Sedek by Warranty deed from Angela S. Stinson, Trustee of the Angela Smith Stinson Revocable Trust, dated June 14, 2007 of record in Instrument No. 20150928-0098003 Register's Office for Davidson County, Tennessee, dated September 25, 2015 and recorded on September 28, 2015.

This conveyance is subject to:
- Taxes for the year 2019 and subsequent.
- Plan of record in Plat Book 5200, Page 4, Register's Office for Davidson County, Tennessee.
- Master Deed establishing a Horizontal Property Regime of Georgetown Apartments of record in Book 5211, Page 325, Book 5616, Page 133 and Book 6079, Page 516, Register's Office for Davidson County, Tennessee.
- Charter of HOA of record in Book 5233, Page 459, in the Register's Office for Davidson County, Tennessee.
- Overhead Line Easement of record in Book 7873, Page 859, in the Register's Office for Davidson County, Tennessee.
- Easement for Sanitary Sewers/Storm Drainage of record in Book 4308, Page 575, in the Register's Office for Davidson County, Tennessee.
- Easement to Comcast of record in Instrument No. 20110620-0047283 and Instrument No. 20150505-0040558, in the Register's Office for Davidson County, Tennessee.
- Resolution of record in Instrument No. 20120731-0067332, in the Register's Office for Davidson County, Tennessee.
- Deed of Conveyance for sanitary sewer to the Metropolitan Government of Nashville and Davidson County of record in Book 4308, Page 650, in the Register's Office for Davidson County, Tennessee.
- Easement of record in Instrument No. 20020122-0008269, 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: **5025 Hillsboro Pike, 8-B, Nashville, Tennessee 37215**.

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.

Simon M. Sedek

Naomi L. Sedek

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SIMON M. SEDEK, 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: _____
(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, NAOMI L. SEDEK, 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: _____
(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