Name and Address of New Owner:
Jessica Joy Tammaro
4426 Saunders Ave.
Nashville, TN 37216

Send Tax Statements To:
SAME

Karen Johnson Davidson County
Batch# 211708 **DEEDWARR**
03/29/2019 12:19:19 PM 2 pgs
Fees: $13.00 Taxes: $814.00

20190329-0028623

THIS INSTRUMENT PREPARED BY:
(Please Return Document to this Address)
J.D. Kious, Attorney
Lawyers Land & Title Services, LLC
500 North Walnut St.
Murfreesboro, TN 37130
File No.: NR-18030339

Map and Parcel: 093 11 0C 028.00

WARRANTY DEED

For and in consideration of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Michael Hilliard and Tonya K. Hilliard, husband and wife,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Jessica Joy Tammaro, as her sole and separate non-marital property,** hereinafter called the GRANTEES, their 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, and being all of Unit No. 28, Rutledge House Condominiums, according to survey and plat of same appearing of record in Book 6200, page 318 and revised in Book 11700, page 26, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more accurate and complete description of said lot.

Being the same property conveyed to Michael Hilliard and Tonya K. Hilliard, husband and wife, by Warranty Deed filed for record on March 17, 2011 in Instrument Number 20110317-0020931, of the Register's Office of Davidson County, Tennessee.

This conveyance is subject to the following: Master Deed Establishing Rutledge House Condominiums of record in Book 11687, page 739, said Register's Office (By-Laws are set out in "Exhibit C"); All matters as set forth per Book 11700, page 26 and revising Book 6200, page 318, said Register's Office; HOA Charter of record in Book 11687, page 735, said Register's Office; Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 6807, page 851, said Register's Office; Easement abandoning a portion of an alley of record in Book 6616, page 614, said Register's Office; Ordinance No. 097-754 approving amendment to The Rutledge Hill Development Plan of record in Book 10512, page 477, said Register's Office; Odinance No. 097-755 approving amendment to The Capitol Mall Redevelopment & Rutledge Hill Redevelopment of record in Book 10512, page 464, said Register's Office; Rutledge Hill Redevelopment Plan, dated January 28, 1986 of record in Book 7084, page 983, said Register's Office; Deed of Conveyance for Sanitary Sewer of record in Book 6974, page 969, said Register's Office.

This conveyance is further subject to: (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is improved property known as: 644 2nd Avenue S., Nashville, TN 37210

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, their heirs and assigns forever; and we do covenant with 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 assigns, 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 our hand this 27th day of March, 2019.

Michael Hilliard

Tonya K. Hilliard

State of Tennessee

County of Rutherford

Personally appeared before me, Michael Hilliard and Tonya K. Hilliard with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 27th of March, 2019.

Notary Public
My Commission Expires: 11-20-21

JOHN PARKER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $220,000.00.

Affiant Signature

Subscribed and sworn to before me, this 28th day of March, 2019.

JASON R. JONES
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Notary Public
My Commission Expires: 12/1/2020