WARRANTY DEED

Karen Johnson Davidson County
Batch# 214228 DEEDWARR
04/05/2019 08:32:06 AM 2 pgs
Fees: $13.00 Taxes: $488.40

20190405-0030914

W-VRES-19-0128

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $132,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF APRIL 2019.

Notary Public

MY COMMISSION EXPIRES: 2/25/20

(AFFIX SEAL)

DIANNE M. CATHEY NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE My Commission Expires

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)
Anita Fileva	Same as New Owner	
(NAME)	(NAME)	**043-02-0A-128.00**
128 Cedarwood Lane		
(ADDRESS)	(ADDRESS)	
Madison, TN 37115		
(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, **MARIA TORRES-HERNANDEZ, AN UNMARRIED WOMAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ANITA FILEVA, AN UNMARRIED 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:

Land in Davidson County, Tennessee, being Unit No. 128, Building "H", as shown on the map entitled Phase Two, Site Plan, Cedarwood Courtyard Homes, A Planned Unit Development of record in Plat Book 5200, Page 60, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Maria Torres-Hernandez by Quitclaim Deed from Michael P. Alexander of record in Instrument No. 20181105-0109552 Register's Office for Davidson County, Tennessee, dated May 25, 2018 and recorded on November 05, 2018.

This conveyance is subject to:
- Taxes for the year 2019 and subsequent years.
- All matters shown on the Plan of record in Plat Book 5200, Page (s) 60 and 61, clarification in Book 5497, page 800, Register's Office for Davidson County, Tennessee.
- All matters shown on the Plan of record in Plat Book 5200, Page 590, Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Book 5495, Page 661, and as amended in Book 6707, page 216; Book 9010, page 503; Book 9010, page 505 and Instrument No. 20070802-0092060, Register's Office for Davidson County, Tennessee.
- Master Deed establishing a Horizontal Property Regime of Ceadrwood Condominiums of record in Book 5707, Page 121, and as amended in Book 5776, page 741, Register's Office for Davidson County, Tennessee.
- Restrictions as contained in Book 5669, page 132; Book 6053, page 422; Book 6119, page 402; and Book 6216, page 434.
- Restrictions as contained in Book 5302, page 546, Register's Office for Davidson County, Tennessee.

- By-Laws of Cedarwood Courtyard Homes Homeowners Association, Inc. of record in Book 5307, Page 231, amended in Instrument No. 20070802-0092059, Instrument No. 20120921-0085950 and Instrument No. 20140505-0037855, in the Register's Office for Davidson County, Tennessee.
- Charter of Cedarwood Courtwood Homes Homeowner's Association of record in Book 5307, Page 226, in the Register's Office for Davidson County, Tennessee.
- QuitClaim Deed for common areas to Cedarwood Courtwood Homes Homeowner's Association of record in Book 6216, page 432, and Book 6053, page 425, in the Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement of record in Instrument Number 20110325-0023033, 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: **128 Cedarwood Lane, Madison, Tennessee 37115**.

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 2nd DAY OF APRIL, 2019.

Maria Torres-Hernandez

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MARIA TORRES-HERNANDEZ, 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 2nd of April, 2019.

Notary Public
My Commission Expires: _____
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2021

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