WARRANTY DEED

Karen Johnson Davidson County
Batch# 215922 **DEEDWARR**
04/10/2019 09:40:36 AM 2 pgs
Fees: $13.00 Taxes: $547.60

20190410-0032558

W-KR-19-3415-E1009

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $148,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF APRIL, 2019.

Notary Public

MY COMMISSION EXPIRES: 7/6/20

(AFFIX SEAL)

DANA DELWORTH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2020

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)
Judy L. Bates	**New Owner**	
(NAME)	(NAME)	**104-06-0A-149.00-CO**
1100 Old Charlotte Pk		
(ADDRESS)	(ADDRESS)	
Pegram, TN 37143		
(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, **KERRIE K. JOHNSON, A MARRIED WOMAN AND LARA KIRBY KEY, A MARRIED WOMAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JUDY L. BATES, UNMARRIED,** 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. 1009E on the Plan of Continental Condominium of record in Plat Book 5200, Page 399, as amended in Book 6135, Page 788, Book 6435, Page 549 and Book 6900, Page 43 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 Kerrie K. Johnson, a married woman, and Lara Kirby Key, a married woman, as Tenants in common each with a 50% undivided interest by Warranty Deed from Paul McCombs and Carla McCombs, husband and wife of record in Instrument No. 20180913-0090782 Register's Office for Davidson County, Tennessee, dated September 12, 2018 and recorded on September 13, 2018.

The herein described property is not now nor ever has been the principal place of residence of the grantor or the grantors spouse herein.

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 399, as amended in Book 6135, page 788 and Book 6435, Page 549, and Book 6900, Page 43 Register's Office for Davidson County, Tennessee.
- Master Deed establishing a Horizontal Property Regime of Continental Condominiums of record in Book 5862, Page 589, amended in Book 6135, Page 788, Book 6435, Page 549 and Book 7475, Page 137, Register's Office for Davidson County, Tennessee.
- Charter for Continental Homeowners' Association of record in Book 5864, Page 834, in the Register's Office for Davidson County, Tennessee.
- By-Laws of Continental Homeowners' Association, attached as Exhibit "C" to the aforementioned Master Deed of record in Book 5862, Page 626, and Book 5862, Page 392 in the Register's Office for Davidson County, Tennessee.
- Resolution of record in Book 7461, Page 217 and Instrument No. 20051024-0128399, in the Register's Office for Davidson County, Tennessee.
- Permanent overhang easement for the construction and maintenance of an Electrical power transmission line of record in Book 4825, Page 592, in the Register's Office for Davidson County, Tennessee.
- Memorandum of Agreement of record in Instrument Number 20010514-0049446, in the Register's Office for Davidson County, Tennessee.
- Restrictions of record as Instrument Number 20180320-0026023 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: **3415 West End Avenue, Unit E-1009, Nashville, Tennessee 37203**.

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 8th DAY OF APRIL, 2019.

Kerrie K. Johnson

Lara Kirby Key

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KERRIE K. JOHNSON, 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 8th of April, 2019.

Notary Public
My Commission Expires: 11/8/21
(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, LARA KIRBY KEY, 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 8th of April, 2019.

Notary Public
My Commission Expires: _____
(SEAL)

RYAN TERRELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

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