WARRANTY DEED

Karen Johnson Davidson County
Batch# 216544 DEEDWARR
04/11/2019 02:56:19 PM 2 pgs
Fees: $13.00 Taxes: $943.50

20190411-0033198

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

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $255,000.00

Jordan S. Myers
AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 9TH DAY OF APRIL, 2019.

Dana Delworth
NOTARY PUBLIC

MY COMMISSION EXPIRES 7/6/20

THIS INSTRUMENT PREPARED BY /RETURN TO:
Jim R. Vanderpool, PC, 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 19-9857

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Amanda S. Adams	SWBC Mortgage Corp	
5926 Obrien Ave	9311 San Pedro #100	091-13-0-A-012.00
Nashville, TN 37209	San Antonio TX 78216	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

ASHLEY BILLINGSLEY, UNMARRIED

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

AMANDA S. ADAMS, A SINGLE WOMAN

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:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. 12 of HAVEN WEST, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing HAVEN WEST, a Horizontal Property Regime, of record in Instrument Number 20090528-0048954 AND DEPICTED IN EXHIBIT B OF THE MASTER DEED IN INST NO 20070918-0111767, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "C" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed to Ashley Billingsley, unmarried by Warranty Deed from Action Construction of TN, Inc., a Tennessee Corporation, recorded on the 4th day of June, 2009 in Instrument No. 20090604-0051786, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

1. Notice of Completion recorded at Instrument No. 20090528-0049099.

2. County of Davidson taxes for the year 2019 and thereafter, not yet due and payable.

3. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

4. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of WEST NASHVILLE HEIGHTS, as recorded in Plat Book 332, Page(s) 127.

5. Declaration of Covenants, Conditions and Restrictions, including any amendments or modifications thereto, recorded in Instrument No. 20090528-0048954 , but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

6. Charter of Action Construction of TN, Inc. recorded at Instrument No. 20021011-0125031.

7. Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing WEST NASHVILLE Condominium of record in Instrument No. 20070918-0111767 ; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE # JM-WRD-19-5926

8. Easement for Comcast, recorded in Instrument No. 20081118-0113770.

9. Easement for Sanitary Sewer, Storm Drainage, Water Mains, Pumps and Appurtenances, recorded in Instrument Nos. 20071011-0120759 and 20071231-0148853.

10. Easement for Ingress/Egress, recorded in Instrument Nos. 20020125-0010547 and 20021205-0133582.

11. Inspection and Maintenance Agreements for Private Stormwater Management Facilities as set forth in instrument recorded in Instrument Nos. 20071231-0148700 and 20080402-0033148.

12. Street Closing and any Easements Retaining in Metropolitan Ordinance No. 087-1632, Metropolitan Clerk's Office.

13. Charter for Haven West Townhomes, Inc. recorded at Instrument No. 20130207-0012889.

This is improved property known as 5926 Obrien Ave, Nashville, TN 37209

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 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 my hand on the 9th day of April, 2019.

Ashley Billingsley

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, ASHLEY BILLINGSLEY, the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 9th day of April, 2019.

Notary Public

JM.R. VANDERPOOL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 03-15-2020

My Commission Expires: 3-15-2020