G#31802-2

# WARRANTY DEED

Karen Johnson Davidson County
Batch# 223262 DEEDWARR
04/29/2019 10:47:22 AM 2 pgs
Fees: $13.00 Taxes: $684.50

20190429-0039058

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

State of Tennessee )
County of Davidson )

The actual consideration or value, whichever is greater, for this transfer is **$185,000.00.**

Affiant

Subscribed and sworn to before me, this the 25th day of April, 2019.

Notary Public

My commission expires:

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map-Parcel Numbers |
|---|---|---|
| **Jeanne Whitley** | new owner | **092160B03500CO** |
| **900 19th Avenue South #314** | | |
| **Nashville, TN 37212** | | |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I,

**Alan J. Rasmussen, a single man**

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

**Jeanne Whitley, a single woman**

HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

**BEING a certain condominium unit situated in Davidson County, Tennessee, and further known as Unit No. 314 of University Square Condominium Apartments, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by the Master Deed for University Square Condominium Association, of record in Book 7051, Page 529, as amended in Book 7119, Page 884, and in Instrument No. 20100408-0026686, Register's Office for Davidson County, Tennessee, including without limitation those By-Laws appended thereto, together with an undivided percentage interest in the Common Elements appurtenant to each Unit. Reference is hereby made to the boundary site plans of University Square Condominium Apartments of record in Book 6900, Page 124, said Register's Office, for a more complete identification and placement of said Unit.**

**BEING the same property conveyed to Alan J. Rasmussen, a single man, by Warranty Deed dated July 18, 2014, from Carlos Grijalva and wife, Cyndya Shibao, of record in Instrument No. 20140724-0066047, Register's Office for Davidson County, Tennessee.**

**THIS instrument is being executed on behalf of Alan J. Rasmussen, pursuant to a Limited Power of Attorney executed by him on the 16th day of April, 2019, of record in Instrument No.** 20190429.0039057 **, Register's Office for Davidson County, Tennessee.**

**THE conveyance of the above described parcel of land is subject to the following:**

**1) All matters shown on the Plan of record in Book 6900, Page 124, Register's Office for Davidson County, Tennessee;**

**2) The Premises herein conveyed is a condominium apartment established pursuant to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the**

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: H-ELAM-19-900

**administration thereof; also subject to easements, rights and interest 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; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime for University Square Condominium of record in Book 7051, Page 529, and By-Laws appended thereto, and as amended in Book 7119, Page 884, and Appointment of Successor Trustee in Instrument No. 20100408-0026686, Register's Office for Davidson County, Tennessee;**

**3) Charter of University Square Homeowners Association of record in Book 7078, Page 443, Register's Office for Davidson County, Tennessee;**

**4) Grant of Public Utility Easement and Overhead Transmission Line to the Metropolitan Government of Nashville and Davidson County, acting by and through the Power Board of said Government of record in Instrument No. 20130906-0094167, said Register's Office;**

**5) All matters shown on the Plan of record in Chancery Court Book 1, Page 81, said Register's Office;**

**6) Reservation of right to use parking space provided in the Deed of record in Book 7831, Page 440, said Register's Office;**

**7) Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel;**

**8) Subject to rights of others in and to the common areas and/or elements; and,**

**9) Taxes for the current year which have been prorated and assumed by the Grantee herein and the subsequent years, not yet due and payable.**

This is improved property, known as: **900 19th Avenue South #314, Nashville, TN 37212**.

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 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 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/our hand(s) this **25th** day of **April, 2019.**

Alan J. Rasmussen BY Andrew Wood ATTORNEY IN FACT

**Alan J. Rasmussen**
**By Andrew Wood, Attorney-In-Fact**

**STATE OF TENNESSEE )**
**COUNTY OF DAVIDSON )**

Personally appeared before me, the undersigned, a Notary Public in and for said County and State aforesaid, the within named **Andrew Wood,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Attorney-In-Fact for **Alan J. Rasmussen,** and that he as such Attorney-In-Fact executed the foregoing instrument on behalf of and as the personal act and deed of the said **Alan J. Rasmussen** for the purpose therein contained, by signing the name of **Alan J. Rasmussen** by himself as Attorney-In-Fact.

Witness my hand and official seal at Nashville, Tennessee, this **25th** day of **April, 2019.**

Katherine Goodson
**Notary Public**

KATHERINE GOODSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

**My Commission Expires:** Jan. 3, 2023