WARRANTY DEED

Karen Johnson Davidson County
Batch# 236538 **DEEDWARR**
05/30/2019 10:06:32 AM 2 pgs
Fees: $13.00 Taxes: $229.77

20190530-0051160

JM-TE-19-276

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $62,100.00.

J Edens
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF MAY, 2019.

Kate Nyquist
Notary Public

MY COMMISSION EXPIRES: 11/8/21
(AFFIX SEAL)

KATE NYQUIST STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 11-8-2021

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)
Tammy Edens	**NEW OWNER**	
(NAME) **276 White Bridge Pike #7**	(NAME) 6641 Upton Lane	**103-02-0C-007.00-CO**
(ADDRESS) **Nashville, TN 37209**	(ADDRESS) Nashville, TN 37209	
(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, **SHERIDAN T. HESTER, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **TAMMY EDENS, 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. 7 as shown on the Plan of West End Terrace, a Condominium Development, together with an undivided percentage interest on the Common Elements appurtenant to said unit, as set forth in the Master Deed establishing West End Terrace, a Condominium, of record in Book 6557, Page 549, Register's office for Davidson County, Tennessee.

Being the same property conveyed to Sheridan T. Hester, unmarried by Quitclaim deed from Gail H. Lackey of record in Instrument No. 20070809-0095186 Register's Office for Davidson County, Tennessee, dated August 08, 2007 and recorded on August 09, 2007.

This conveyance is subject to:
- Taxes for the year 2019 and subsequent years.
- Master Deed establishing a Horizontal Property Regime of West End Terrace Condominium of record in Book 6657, Page 549, amended in Book 7541, page 955, Register's Office for Davidson County, Tennessee.
- Charter for HOA in Book 7142, page 904, amended in Book 7584, page 269; Book 7589, page 847, as amended in Book 7589, page 849, Register's Office for Davidson County, Tennessee.
- By-Laws attached to Master Deed of record in Book 6657, page 572, Register's Office for Davidson County, Tennessee.
- All matters shown on the Plan attached as Exhibit "D" to the Master Deed of record in Book 6657, page 549, amended in Book 7541, page 955, Register's Office for Davidson County, Tennessee.

- Restrictions of record in Book 3642, Page 417, in the Register's Office for Davidson County, Tennessee.
- Right with reference to an 8 inch sanitary sewer shown on Plans of Project No. 64-S-16 on file in the Office for Metropolitan Sewer Service Division as referred to in Deed of Conveyance of record in Book 3840, page 386, Register's Office for Davidson County, Tennessee.
- Easement for sanitary sewers and/or storm drainage in Book 3859, page 859, Register's Office for Davidson County, Tennessee.
- Permanent and Temporary Construction Easements in Book 5894, pages 97 & 101, Register's Office for Davidson County, Tennessee.
- Easement for Television Cable granted to Viacom Cablevision in Book 5974, page 755, Register's Office for Davidson County, Tennessee.
- Unrecorded Lease Agreements with Home Coin Laundry dated December 6, 1977.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **276 White Bridge Pike #7, Nashville, Tennessee 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 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 24th DAY OF MAY, 2019.

Sheridan T. Hester

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SHERIDAN T. HESTER, 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 24th of May, 2019.

Notary Public
My Commission Expires: _____
(SEAL)

KATE NYQUIST
STATE OF TENNESSEE
NOTARY PUBLIC

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