WARRANTY DEED

BRANDON MILLER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 05-02-2022

R-VRES-19-4203

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $374,750.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF JUNE, 2019.

Notary Public

MY COMMISSION EXPIRES: 6-2-22
(AFFIX SEAL)

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)
Thomas Aders and Virginia Aders	**Same as New Owner**	
(NAME)	(NAME)	**116-03-0G-008.00-CO**
4203 Ashley Park Dr.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(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, **CLAUDINE SLANKARD, CO-TRUSTEE; MARILYN S. OLLILA, CO-TRUSTEE; OF THE CLAUDINE SLANKARD REVOCABLE TRUST, DATED APRIL 14, 1997,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **THOMAS ADERS AND VIRGINIA ADERS, HUSBAND AND WIFE,** 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: JKA

A certain condominium located in Davidson County, Tennessee, being Unit No. 4203 of , a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing Ashley Park of record in Book 7218, Page 29, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all 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 buildings thereof; said Unit being depicted on Exhibit B to said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in said Master Deed.

Being the same property conveyed to Claudine Slankard and Marilyn S. Ollila, as Co-Trustees of the Claudine Slankard Revocable Trust, dated April 14, 1997 by Quitclaim deed from Claudine C. Slankard, unmarried of record in Instrument No. 20151230-0131272 Register's Office for Davidson County, Tennessee, dated December 21, 2015 and recorded on December 30, 2015.

This conveyance is subject to:
- Taxes for the year 2019 and subsequent years.
- Plan of record in Plat Book 3842, Page 61, Register's Office for Davidson County, Tennessee.
- Master Deed establishing a Horizontal Property Regime of Valley View Village, Phase I of record in Instrument Number 20070816-0097818, as supplemented and amended in Instrument No. 20080509-0048312, Register's Office for Davidson County, Tennessee.
- Charter for Valley View Village Condominium Owners Association, Inc., of record in Instrument Number 20070814-0097170, in the Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 4020, Page 59, amended by Instrument No. 20070329-0037835, in the Register's Office for Davidson County, Tennessee.
- Stormwater Detention Agreement of record in Instrument Number Instrument No. 20070213-0018117, 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: **4203 Ashley Park Dr., Nashville, Tennessee 37205**.

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.

Karen Johnson Davidson County
Batch# 242511 **DEEDWARR**
06/12/2019 01:36:42 PM 2 pgs
Fees: $13.00 Taxes: $1,386.58

20190612-0056493

Witness my/our hand(s) this the 11th DAY OF JUNE, 2019.

The Claudine Slankard Revocable Trust, dated April 14, 1997

BY: Claudine Slankard
Claudine Slankard
Co-Trustee

BY: Marilyn S Ollila.
Marilyn S. Ollila
Co-Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CLAUDINE SLANKARD, CO-TRUSTEE of THE CLAUDINE SLANKARD REVOCABLE TRUST, DATED APRIL 14, 1997, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 11th of June, 2019.

Kate Nyquist
Notary Public
My Commission Expires: 11/8/21
(SEAL)

KATE NYQUIST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MARILYN S. OLLILA, CO-TRUSTEE of THE CLAUDINE SLANKARD REVOCABLE TRUST, DATED APRIL 14, 1997, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 11th of June, 2019.

Kate Nyquist
Notary Public
My Commission Expires: 11/8/21
(SEAL)

KATE NYQUIST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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