Karen Johnson Davidson County
Batch# 244502 DEEDWARR
06/17/2019 02:28:30 PM 3 pgs
Fees: $18.00 Taxes: $1,920.30
20190617-0058108

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $519,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14 DAY OF JUNE, 2019.

Notary Public

MY COMMISSION EXPIRES: 3 21 20
(AFFIX SEAL)

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM

O-BR-19-1251

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)
Andre Petrus	First Community Mortgage	
(NAME)	(NAME)	**105-07-1B-114.00-CO**
1251 Martin Street	Po Box 291205	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203	Nashville TN 37229	
(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, **DEBRA GRIMES, A SINGLE PERSON,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ANDRE ALLEN PETRUS, SINGLE MAN,** 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 114, The Six10 Merritt Condominium, as shown on Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20150924-0097122, in the Register's Office, Davidson County, Tennessee, to which reference is hereby made for a more particular description of said property.

Being the same property conveyed to Debra Grimes, a single person by Warranty deed from Six 10 Merritt, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20161114-0119613 Register's Office for Davidson County, Tennessee, dated November 07, 2016 and recorded on November 14, 2016. (Value of consideration shown in aforementioned deed $424, 900.00.) Being also known as 1251 Martin Street Nashville, Tennessee 37203.

This conveyance is subject to:
- Taxes for the year 2019.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20150924-0097122 and amended in Instrument No. 20160831-0091430 and Instrument No. 20161118-0121688, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20150807-0079087, Scrivener's Affidavit of record at Instrument No. 20151005-0101050, Register's Office for Davidson County, Tennessee.
- By Laws of record in Instrument Number 20161118-0121689, in the Register's Office for Davidson County, Tennessee.
- Charter of record in Instrument Number 20161270-0008017, in the Register's Office for Davidson County, Tennessee.
- Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument Number 20151013-0104209, in the Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement for the Purpose of Public Street Right of Way of record in Instrument Number 20151030-0110799, in the Register's Office for Davidson County, Tennessee.
- Assignment of Rights of record in Instrument Number 20170426-0041062, in the Register's Office for Davidson County, Tennessee.
- Grant of Easement of record in Instrument Number 20170717-0071454, 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: **1251 Martin Street, 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 14TH DAY OF JUNE, 2019.

Debra Grimes

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DEBRA GRIMES, 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 14th of June, 2019.

Notary Public
My Commission Expires: _____
(SEAL)



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

True Copy Certification

I, Christopher M. Corriveau, do hereby make oath that I am a licensed attorney and /or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

C. M. C

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rachel Marie Collins

Notary Signature

My Commission Expires: 3-21-20

