RETURN TO
Stewart Title Company
121 First Avenue South, Suite 200
Franklin, TN 37064
File # 428443

WARRANTY DEED

Karen Johnson Davidson County
Batch# 246997 DEEDWARR
06/21/2019 02:48:30 PM 3 pgs
Fees: $18.00 Taxes: $1,047.10
20190621-0060252

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $283,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF JUNE, 2019.

Notary Public

MY COMMISSION EXPIRES: 2-01-22

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC KIMBERLY D. HICKS WILLIAMSON COUNTY

Y-VRES-19-2025-122

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)
Michael Earl Hedgepeth	New Owner	
(NAME) **2025 Woodmont Blvd Apt 122**	(NAME)	**117-11-0J-122.00-CO**
(ADDRESS) **Nashville, TN 37215**	(ADDRESS)	
(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, **ELEBY R. WASHINGTON, IV AND ALICIA WASHINGTON, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MICHAEL EARL HEDGEPETH,** 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. 122, together with the appurtenant interest in the common elements of The Hillmont Condominiums, a Horizontal Property Regime established by Master Deed of record as Instrument No. 20040209-0015685 and re-recorded as Instrument No. 20040212-0017074, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit C to the aforementioned Master Deed.

Being the same property conveyed to Eleby R. Washington, IV by Quitclaim deed from Eleby R. Washington, III and wife, Pamela L. Washington of record in Instrument No. 20160928-0102248 Register's Office for Davidson County, Tennessee, dated September 14, 2016 and recorded on September 28, 2016.

Alicia Washington joins in this instrument to convey any marital interest she may have in subject property.

This conveyance is subject to:
- Subject to all matters shown on the Plan of record in Plat Book 6200, Page 383, Register's Office for Davidson County, Tennessee.
- Master Deed establishing a Horizontal Property Regime of The Hillmont Condominiums of record in Instrument Number 20040209-0015685, and re-recorded in Instrument No. 20040212-0017074, as amended in Instrument No. 20050404-0036415 and further amended in Instrument No. 20050512-0053861, Register's Office for Davidson County, Tennessee.
- Right of Entry Agreement of record in Book 9921, Page 620, in the Register's Office for Davidson County, Tennessee.
- Sewer Easement of record in Book 3921, Page 507, in the Register's Office for Davidson County, Tennessee.
- Grant of Easement of record in Instrument Number 20110930-0075711, 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: **2025 Woodmont Blvd Apt 122, Nashville, Tennessee 37215**.

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 21st DAY OF JUNE, 2019.

Eleby R. Washington, IV by John Gleaves, Attorney-In-Fact

Alicia Washington by John Gleaves, 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, JOHN GLEAVES, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of ELEBY R. WASHINGTON, IV AND ALICIA WASHINGTON, and who acknowledged he/she/they executed the same as the free act and deed of the said ELEBY R. WASHINGTON, IV AND ALICIA WASHINGTON.

Witness my hand and official seal, this the 21st of June, 2019.

Notary Public
My Commission Expires:
(SEAL)

STEPHANIE DOME
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-05-2021

CERTIFICATE OF AUTHENTICITY

I, Donald R. Barrett, Jr., 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.

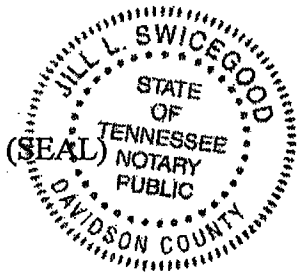
Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Jill L Swicegood, a notary public in and for the aforesaid county and state, the within named Donald R. Barrett, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



(SEAL)

Notary Public

My Commission Expires: July 9, 2022

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