WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $150,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF AUGUST, 2019.

Notary Public

MY COMMISSION EXPIRES: 4-17-2023

(AFFIX SEAL)

R-VRES-19-218

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

GREGORY D. MAYER

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 Babcock	Same as New Owner	
(NAME)	(NAME)	043-02-0A-218.00-CO
218 Cedarwood Lane		
(ADDRESS)	(ADDRESS)	
Madison, TN 37115		
(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, **MICHAEL ORME, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MICHAEL BABCOCK, A SINGLE PERSON,** 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. R-218 on the Plan of Resubdivision of a Portion, Phase Two, Cedarwood Courtyard Homes, of record in Book 5200, Page 590, and as shown in Declaration of Covenants, Conditions and Restrictions, of record in Book 5495, Page 661, Book 6053, Page 422, Book 6119, Page 402, Book 6216, Page 434, Book 6707, Page 216, Book 9010, Page 503, Book 9010, Page 505 and Instrument No. 20070802-0092060, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Michael Orme, unmarried by Warranty deed from Akilah Henley now known as Akilah Robinson and husband, Jewayne Robinson of record in Instrument No. 20170809-0081723 Register's Office for Davidson County, Tennessee, dated August 04, 2017 and recorded on August 09, 2017.

This conveyance is subject to:
- Taxes for the year 2019 and subsequent years.
- Plan of record in Plat Book 5200, Page 590, Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Book 5302, Page 546, as amended in Book 5495, page 661; Book 5495, Page 680, Book 6119, page 402; Book 6216, page 432; Book 6707, page 216; Book 9010, page 503; Book 9010, page 50, Book 6216, Page 434 and Instrument No. 20070802-0092060 , Register's Office for Davidson County, Tennessee.
- By-Laws of Cedarwood Courtyard Homes of record in Book 5307, Page 231, Instrument No. 20070802-0092059, Instrument No. 20120921-0085950 and Instrument No. 20140505-0037855 , in the Register's Office for Davidson County, Tennessee.
- QuitClaim Deed for common areas to Cedarwood Courtyard Homes Homeowner's Association of record in Book 5497, Page 595 and Book 6216, Page 432, in the Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement of record in Instrument Number 20110325-0023033, 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: 218 Cedarwood Lane, Madison, Tennessee 37115.

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# 274820 DEEDWARR
08/21/2019 02:40:30 PM 3 pgs
Fees: $18.00 Taxes: $555.00
20190821-0084101

Witness my/our hand(s) this the 19th DAY OF AUGUST, 2019.

MICHAEL ORME BY HM AS ATTORNEY IN FACT
Michael Orme by Henry Miller as 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, HENRY MILLER, 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 MICHAEL ORME, and who acknowledged he/she/they executed the same as the free act and deed of the said MICHAEL ORME.

Witness my hand and official seal, this the 19th of August, 2019.

Notary Public
My Commission Expires: 1/3/22
(SEAL)

LAURA MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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

True Copy Certification

I, Tonya Hill, 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.

Tonya Hill
Signature

State of Tennessee

County of Sumner

Personally appeared before me, Gregory D. Vadner, a notary public for this county and state, Tonya Hill, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 4.17.23
Notary' Seal (if on paper)

GREGORY D. VADNER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY