WARRANTY DEED

Karen Johnson Davidson County
Batch# 277545 DEEDWARR
08/29/2019 09:40:53 AM 2 pgs
Fees: $13.00 Taxes: $1,054.13

20190829-0087153

DOLORES E. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $284,900.00

Angela Pearson
Affiant

Subscribed and sworn to before me, this the 16th day of August, 2019.

Notary Public

My commission expires: 4-17-2023
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
John P. Judge **Sandra L. Judge**	New Owner	**Map135-14-0-Gp.B Par. 051.00co**
1801 Olive Circle		
Nashville, TN 37217		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Esaul Nunez and Hilda Vicens, now known as Hilda Nunez, husband and wife (H)

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

John P. Judge and Sandra L. Judge, husband and wife (H)

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 50 on the Plan of Section One, Phase Two, Ransom Place, of record in Plat Book 7900, Page 463, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Esaul Nunez and Hilda Vicens, by Deed dated December 14, 2000 from Donald R. Ryder and wife, Stephanie D. Ryder, of record in Instrument No. 20001219-0124193, Register's Office for Davidson County, Tennessee. Hilda Vicens is now known as Hilda Nunez.

This conveyance of the above described parcel of land is subject to the following: (1) The Plan of record in Plat Book 7900, Page 463, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. (2) Easement for Sanitary Sewer and/or Storm Drainage of record in Book 8744, page 648, Register's Office for Davidson County, Tennessee. (3) Declaration of Protective Covenants, Conditions and Restrictions and By-Laws of Ransom Place, of record in Book 7867, Page 81, amended in Book 7947, Page 436, Book 8070, Page 555, Book 8724, Page 414, Book 8505, Page 235, Book 8550, Page 764, Book 8707, Page 86, Book 8846, Page 184, and Book 10421, Page 358, said Register's Office. (4) Charter of Ransom Place Homeowners' Association of record in Book 7877, Page 973, amended in Book 8170, Page 947, Book 8424, Page 945, and Book 8550, Page 766, said Register's Office. (5) Deed of Conveyance by Metropolitan Government of Nashville and Davidson County, Department of Water and Sewerage Service, of record in Book 9190, Pages 471 and 475, said Register's Office. (6) Taxes for the current year which have been prorated and assumed by the Grantee herein and subsequent years, not yet due and payable.

This is improved (__X__) Unimproved (____) property, known as **1801 Olive Circle, Nashville, TN 37217**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES 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 GRANTEES, 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 **16th** day of **August, 2019.**

Esaul Nunez

Hilda Vicens nka Hilda Nunez

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, a Notary Public of said County and State, **Esaul Nunez and Hilda Vicens nka Hilda Nunez,** the within named sellers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **16th** day of **August, 2019.**

Notary Public

My Commission Expires: 11/8/21

ANDREW T. WOOD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON