STATE OF Tennessee
COUNTY OF Davidson

Karen Johnson Davidson County
Batch# 284636 DEEDWARR
09/12/2019 09:43:41 AM 2 pgs
Fees: $13.00 Taxes: $398.68
20190912-0092397

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $107,750.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30 day of August, 2019.

Notary Public
MY COMMISSION EXPIRES: 12/1/2020
File No. G19-6330

JASON R. JONES STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Tiffany Hermann (NAME)	F&M Bank (NAME)	051-15-0A-050.00-C
420 Walton Lane, Apt. 1-50 (STREET ADDRESS)	50 Franklin Street (STREET ADDRESS)	
Madison, TN 37115 (CITY) (STATE) (ZIP)	Clarksville, TN 37040 (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBYACKNOWLEDGED, WE, **Ashley Purdy, an unmarried man,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Tiffany Marie Hermann, a single woman,** 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 Unit No. I-50 as shown on the plat of Quail Creek of record in Book 6328, Page 89-93, Register's Office for Davidson County, Tennessee, together with an undivided interest in the Common Elements of the Quail Creek Homeowner's Association, all described in Book 6328, Page 44, et seq., said Register's Office.

Being the same property conveyed to Ashley Purdy, an unmarried man by Deed dated March 15, 2019, recorded March 19, 2019, in Instrument Number 20190319-0024734, in the Register's Office of Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:
1. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Plat Book 6328, Page 44, Register's Office for Davidson County, Tennessee.

2. Master Deed and ByLaws of record in Book 6328, Page 44, Register's Office for said County.

3. Charter for Homeowners Association of record in Book 6340, Page 410; Instrument 200902260016994 and 200902260016995, Register's Office for said County.

4. Grant of Easement to Comcast of Nashville I, LLC of record in Instrument 201307090070572, Register's Office for said

County.

5. This is a Planned Housing Development and is subject to Homeowner's dues and liens for assessment thereof.

The 2018 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.

The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 420 Walton Ln, Apt I50, Madison, TN 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 GRANTEES, their heirs and assigns, forever, and we do covenant with 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. Whenever 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 29th day of August, 2019.

X _____
Ashley Purdy

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 29 day of August, 2019, before me personally appeared Ashley Purdy, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 29th day of August, 2019.

_____
Notary Signature
My commission expires: 3/21/22

MICHAEL T. MOSER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066