WARRANTY DEED

Karen Johnson Davidson County
Batch# 297715 DEEDWARR
10/08/2019 02:29:09 PM 2 pgs
Fees: $13.00 Taxes: $1,887.00

20191008-0103115

Y-SR-19-507

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $510,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF OCTOBER, 2019.

Notary Public

MY COMMISSION EXPIRES: 03/07/2023
(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY WILLIAM E GROVES My Commission Expires 03-07-2023

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)
Wanda Sue McCall Carothers Land Preservation Truste Agreement dated October 8, 2012	**NEW OWNER**	
(NAME) 1833 Laurel Ridge DR.	(NAME) 1833 Laurel Ridge Dr.	131-05-0C-507.00-CO
(ADDRESS) Nashville TN 37215	(ADDRESS) Nashville, TN 37215	
(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, **GENNETTE SAIN NORMAN, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **WANDA SUE MCCALL CAROTHERS LAND PRESERVATION TRUSTE AGREEMENT DATED OCTOBER 8, 2012,** 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. 507 together with the appurtenant interest in the common elements of the Hillsborough, a Horizontal Property regime established by Master Deed of record in 6822, Page 721, Register' s Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit " B" the aforementioned Master Deed and being located upon Tract 1 on the Plan of The Hillsborough, of record in Plat Book 6250, Page 699, Register' s Office for Davidson County, Tennessee.

Being the same property conveyed to Gennette Sain Norman by Warranty deed from Hudson B. Ragan, unmarried of record in Instrument No. 20140630-0056825 Register's Office for Davidson County, Tennessee, dated June 25, 2014 and recorded on June 30, 2014.

This conveyance is subject to:
- Taxes for the year 2019 and subsequent years.
- Plan of record in Book 6250, Page 699, Register's Office for Davidson County, Tennessee.
- Master Deed establishing a Horizontal Property Regime of The Hillsborough Condominiums of record in Book 6822, Page 721, Register's Office for Davidson County, Tennessee.
- Charter for Hillsborough Condominiums HOA of record in Book 7925, Page 64 amended in Book 8350, page 426, in the Register's Office for Davidson County, Tennessee.
- By-Laws of record in Book 6822, Page 747, Register's Office for Davidson, County, Tennessee.
- Restrictions of record in Book 6566, Page 4 amended in Book 6674, Page 583, in the Register's Office for Davidson County, Tennessee.
- Storm Water Detention Agreement of record in Book 6702, Page 330, in the Register's Office for Davidson County, Tennessee.
- Sewer easements of record in Book 6229, Page 484 and Book 4161, page 814, in the Register's Office for Davidson County, Tennessee.
- Deed of conveyance of record in Book 6303, Page 601, in the Register's Office for Davidson County, Tennessee.
- Resolution of record in Book 7052, Page 19, in the Register's Office for Davidson County, Tennessee.
- Deed of Conveyance of record in Book 7681, Page 534, 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: **507 Almonte Court, 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 4th DAY OF OCTOBER, 2019.

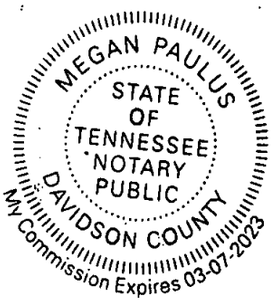
Gennette Sain Norman
Gennette Sain Norman

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, GENNETTE SAIN NORMAN, 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 4th of October, 2019.

Megan Paulus
Notary Public
My Commission Expires: 3/7/23
(SEAL)



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