WARRANTY DEED

Karen Johnson Davidson County
Batch# 300999 **DEEDWARR**
10/15/2019 02:21:13 PM 2 pgs
Fees: $13.00 Taxes: $1,739.00

20191015-0105639

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

JM-MR-19-4101

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $470,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF OCTOBER, 2019.

Notary Public

MY COMMISSION EXPIRES: 7/6/20

(AFFIX SEAL)

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)
Farmview Homes, LLC	**NEW OWNER**	
(NAME)	(NAME)	**117-15-0E-001.00-CO**
PO Box 330601		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203		
(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, **HOLLY ANN YOUNG N/K/A HOLLY A. HUDSPETH, A SINGLE WOMAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **FARMVIEW HOMES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** 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 1 as shown on Exhibit "C" in the Declaration of Covenants, Conditions and Restrictions for Richard Jones at Oriole Homes, a Horizontal Property Regime with Private Elements pursuant to Tennessee Code Annotated Section 66-27-103(b), et seq., of record as Instrument No. 20171019-0107058, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Declaration.

Being the same property conveyed to Holly Ann Young by Warranty Deed from James D. Wamble and Alisa S. Wamble, husband and wife of record in Instrument No. 20180122-0006285 Register's Office for Davidson County, Tennessee, dated January 18, 2018 and recorded on January 22, 2018.

This conveyance is subject to:
- Taxes for the year 2019 and subsequent years.
- All matters shown on the Plan of record in Plat Book 1130, Page 30, Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Instrument Number 20040514-0056566 and Instrument No. 20171019-0107058, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 1165, Page 562, in the Register's Office for Davidson County, Tennessee.
- Charter for HOA of record in Instrument Number 20171102-0112442, 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: **4101 Oriole Place, 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 11 DAY OF OCTOBER, 2019.

Holly Ann Young N/K/A Holly A. Hudspeth
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 HOLLY ANN YOUNG N/K/A HOLLY A. HUDSPETH, and who acknowledged he/she/they executed the same as the free act and deed of the said HOLLY ANN YOUNG N/K/A HOLLY A. HUDSPETH.

Witness my hand and official seal, this the 11th of October, 2019.

Notary Public
My Commission Expires 5/4/21
(SEAL)



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