WARRANTY DEED

Karen Johnson Davidson County
Batch# 311317 DEEDWARR
11/05/2019 02:04:30 PM 3 pgs
Fees: $18.00 Taxes: $869.50
20191105-0114313

O-BMR-19-5025-129

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $235,000.00.

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 1/3/2022
(AFFIX SEAL)

ROZALIND RUTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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)
Terra Reeves	**FIRST BANK**	
(NAME)	(NAME)	**131-01-0D-129.00-CO**
5025 Hilsboro Pike #129	**315 MAGNOLIA AVENUE**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	**FAIRHOPE, AL 36532**	
(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, **ANDREA SKALLEBERG, A MARRIED WOMAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **TERRA REEVES, AN UNMARRIED WOMAN,** 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:

A Certain condominium apartment in Davidson County, Tennessee, being Unit No. 129 on the Plan of Georgetown Apartments, a Condominium of record in Plat Book 5200, Page 4, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Andrea Skalleberg by Warranty deed from Bryan Lewis of record in Instrument No. 20161024-0111876 Register's Office for Davidson County, Tennessee, dated October 19, 2016 and recorded on October 24, 2016. **THIS HAS NEVER BEEN A PRIMARY OR MARITAL RESIDENCE OF GRANTOR HEREIN.**

This conveyance is subject to:
• Taxes for the year 2020 and therafter not yet due and payable.
• Subject to all matters shown on the Plan of record in Plat Book 5200, Page 4, Register's Office for Davidson County, Tennessee.
• The premises herein insured is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof and is subject to the By-Laws for the administration thereof; also subject to the easements, rights and interest in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereon;
and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of 5025 Hillsboro Homeowner's Association of record in Book 5211, Page 325, amended in Book 5616, Page 133 and Book 6079, Page 516, Register's Office for Davidson County, Tennessee.

Appointment of Successor Trustee Instrument No. 20140109-0002414, Register's Office for Davidson County, Tennessee.
• Charter of Incorporation of 5025 Hillsboro Homeowners' Association of record in Book 5233, Page 459, in the Register's Office for Davidson County, Tennessee.
• Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4308, Page 575, in the Register's Office for Davidson County, Tennessee.
• Easement granted to Metropolitan Government of Nashville and Davidson County of record in Book 7873, Page 859, in the Register's Office for Davidson County, Tennessee.
• Deed of Conveyance for sanitary sewer to the Metropolitan Government of Nashville and Davidson County of record in Book 4308, Page 650, in the Register's Office for Davidson County, Tennessee.
• Easement of record in Instrument Number 20020122-0008269, in the Register's Office for Davidson County, Tennessee.

- Resolution of the Board of Directors for the 5025 Hillsboro Homeowner's Association of record in Instrument Number 20120731-0067332, in the Register's Office for Davidson County, Tennessee.
- Grant of Easement of record in Instrument Number 20110620-0047283 and Instrument No. 20150505-0040558, in the Register's Office for Davidson County, Tennessee.
- Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.
- Subject to rights of others in and to the common areas and/or elements.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **5025 Hilsboro Pike #129, 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 NOVEMBER, 2019.

Andrea Skalleberg

Andrea Skalleberg

STATE OF NEW MEXICO
COUNTY OF Santa Fe

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ANDREA SKALLEBERG, 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 November, 2019.

Deedra Lynn Sandoval

Notary Public
My Commission Expires: 9/09/2022
(SEAL)

OFFICIAL SEAL
DEEDRA LYNN SANDOVAL
Notary Public
State of New Mexico
My Comm. Expires 9/09/2022

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

True Copy Certification

I, Christopher M. Corriveau, 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.

C. M. C

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rachel Marie Collins

Notary Signature

My Commission Expires: 3-21-20

