WARRANTY DEED

J ANDERSON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 6, 2022

JM-PP-19-5924

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $269,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF JANUARY, 2020.

Notary Public

MY COMMISSION EXPIRES: _____ (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)
Abigail White	**NEW OWNER**	
(NAME)	(NAME)	**091-13-0A-01.00-CO**
5924 Obrien Ave		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(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, **HOPE STRINGER, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ABIGAIL WHITE, UNMARRIED,** 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. 13 on the plan of Haven West Townhomes, as shown on Exhibit "C" to the Declaration of Covenants, Conditions and Restrictions of Haven West Townhomes, a Horizontal Property Regime with Private Elements of record in Instrument No. 20090528-0048954, Register's Office for Davidson County, Tennessee , to which plan reference is made for a more complete and accurate description thereof.

Being the same property conveyed to Howard Stringer and wife, Hope Stringer by Warranty deed from Action Construction of TN, Inc., A Tennessee Corporation of record in Instrument No. 20090422-0036488 Register's Office for Davidson County, Tennessee, dated April 16, 2009 and recorded on April 22, 2009.

The said Howard Stringer died March 25, 2017 leaving Hope Stringer as the surviving tenant by the entirety.

This conveyance is subject to:
- Taxes for the year 2020 and subsequent years.
- Plan of record in Plat Book 332, Page 127, Register's Office for Davidson County, Tennessee.
- TCovenants, Conditions and Restrictions of record in Instrument Number 20090528-0048954, which supersedes and replaces the Master Deed of record in Instrument No. 20070918-0111767, Register's Office for Davidson County, Tennessee.
- Easement for ComCast of Nashville, LLC of record in Instrument Number 20081118-0113770, in the Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement for Sanitary Sewer and/or Storm Drainage, Water Pumps and Appurtenances of record in Instrument Number 20071011-0120759 and 20071231-01488853, in the Register's Office for Davidson County, Tennessee.
- Stormwater Detention Agreement of record in Instrument Number 20071231-0148700, in the Register's Office for Davidson County, Tennessee.
- Inspection and Maintenance Agreement for Private Stormwater Management Facilities of record in Instrument Number 20080402-0033148, in the Register's Office for Davidson County, Tennessee.
- Street closing and any easement retained in Ordinance No. 087-1632, filed with Metropolitan County Clerk's Office for Davidson County, Tennessee.
- Charter of record in Instrument Number 20130207-0012889, in the Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement of record in Instrument Number 20071231-0148853, 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: **5924 Obrien Ave, Nashville, Tennessee 37209**.

Karen Johnson Davidson County
Batch# 340205 **DEEDWARR**
01/08/2020 09:04:24 AM 2 pgs
Fees: $13.00 Taxes: $998.63

20200108-0002468

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 3rd DAY OF JANUARY, 2020.

Hope Stringer

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, HOPE STRINGER, 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 3rd of January, 2020.

Notary Public
My Commission Expires: _____
(SEAL)

RYAN TERRELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

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