32854-2
Box14

WARRANTY DEED

Karen Johnson Davidson County
Batch# 358293 DEEDWARR
02/14/2020 09:09:39 AM 2 pgs
Fees: $13.00 Taxes: $552.22

20200214-0016989

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$149,250.00**.

Affiant

Subscribed and sworn to before me, this the 13th day of February, 2020.

Notary Public

My commission expires: 11/8/21

(AFFIX SEAL)

ANDREW T. WOOD STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Tim L. Bennett **Jesus Berdeja**	**New Owner**	**117-03-O-B-162.00co**
143 Prospect Hill		
Nashville, TN 37205		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Ashley Carlisle, an unmarried woman

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Tim L. Bennett, an unmarried man and Jesus Berdeja, an unmarried man, as joint tenants with rights of survivorship

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:

A certain Condominium apartment in Davidson County, Tennessee, being Unit No. K-4, Parcel No. 162 on the Revised Plan of The Villager Condominium Apartments, of record in Plat Book 5200, page 201, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said Unit.

Being the same property conveyed to Ashley Carlisle, an unmarried woman by Deed dated May 25, 2017 from Christina C. Bell, an unmarried woman, of record in Instrument No. 20170530-0053370, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following:

(1) The Plan of record in Plat Book 5200, Page 201, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth the

(2) Master Deed and By-Laws establishing a Horizontal Property Regime of The Villager Condominiums, of record in Book 5434, page 665, corrected in Book 5487, page 967, said Register's Office.

(3) By-Laws of The Villager Condominiums appended thereto of record in Book 5434, page 708 and amended in Instrument No. 20080416-0038631, said Register's Office.

(4) Rules and Regulations of Villager Condominiums of record in Instrument No. 20090616-0055824, said Register's Office.

(5) Charter of The Villager Homeowners Association, Inc., of record in Book 5441, page 815, said Register's Office.

(6) Right of Way Deed for Highway Purposes of record in Book 4808, page 424, said Register's Office.

(7) Grant of Easement to Comcast of Nashville I, LLC, of record in Instrument No. 20130916-0097052, said Register's Office.

(8) Taxes for the current year, which have been prorated and assumed by the Grantees herein and subsequent years not due and payable.

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 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. 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 **13th** day of **February, 2020.**

Ashley Carlisle

Ashley Carlisle

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, a Notary Public of said County and State, **Ashley Carlisle,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **13th** day of **February, 2020.**

Notary Public

ANDREW T. WOOD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

My Commission Expires: 11/9/21