WARRANTY DEED

Karen Johnson Davidson County
Batch# 395512 DEEDWARR
05/04/2020 03:02:43 PM 2 pgs
Fees: $13.00 Taxes: $925.00

20200504-0046439

Y-VRES-20-1900-R6

BRIANA GAGE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 01-08-2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $250,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF MAY, 2020.

Notary Public

MY COMMISSION EXPIRES: 1/8/24

(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)
Hinda D. Mitchell Revocable Trust Dated June 18, 2013, amended September 7, 2016	new owner	
(NAME) **1900 Richard Jones Road #R6**	(NAME)	**117-15-0A-166.00-CO**
(ADDRESS) **Nashville, TN 37215**	(ADDRESS)	
(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, **EMILY ANNE PRIMROSE, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **HINDA D. MITCHELL, TRUSTEE OF THE HINDA D. MITCHELL REVOCABLE TRUST DATED JUNE 18, 2013, AMENDED SEPTEMBER 7, 2016,** 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. R-6, on the Plan of Green Hills Terrace Condominium Apartments, of record in Plat Book 5200, Page 64, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description, together with the appurtenant in the common elements of The Green Hills Terrace, a horizontal property regime established by Master Deed of record in Book 5304, Page 702, amended in Book 7841, Page 557 and Book 9830, Page 181, said Register's Office.

Being the same property conveyed to Emily Anne Primrose, unmarried by Warranty deed from Whitney J. Hallberg, unmarried of record in Instrument No. 20180703-0064348 Register's Office for Davidson County, Tennessee, dated July 02, 2018 and recorded on July 03, 2018.

This conveyance is subject to:
- Taxes for the year 2020, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 5200, Page 64, Register's Office for Davidson County, Tennessee.
- Master Deed establishing a Horizontal Property Regime of Green Hills Terraceof record in Book 5304, Page 702, Book 7841, Page 557; and Book 9830, Page 181, Register's Office for Davidson County, Tennessee.
- Subject to Agreement for Dedication of Easement of record in Book 3879, Page 569, in the Register's Office for Davidson County, Tennessee.
- Subject to Dedication of Easement as set out in of record in Book 4320, Page 896, in the Register's Office for Davidson County, Tennessee.
- Subject to Maintenance Agreement of record in Book 7658, Page 278, in the Register's Office for Davidson County, Tennessee.
- Subject to easement in Instrument No. 20150814-0081514, Register's Office of Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1900 Richard Jones Road #R6, 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 1st DAY OF MAY, 2020.

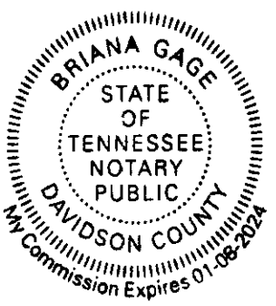
Emily Anne Primrose

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, EMILY ANNE PRIMROSE, 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 1st of May, 2020.

Briana Gage
Notary Public
My Commission Expires: 1/8/24
(SEAL)



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