WARRANTY DEED

Karen Johnson Davidson County
Batch# 407808 DEEDWARR
05/29/2020 02:10:30 PM 3 pgs
Fees: $18.00 Taxes: $1,813.00
20200529-0055683

O-BR-20-3180-103

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $490,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF MAY, 2020.

Notary Public

MY COMMISSION EXPIRES: OCT 20 2020

(AFFIX SEAL)

KRISTEN M. TRAINI Notary Public At Large SUMNER COUNTY, TENN.

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)
Caroline Hudson	**Stonebridge First Capital Group**	
(NAME)	(NAME)	
3180 Parthenon Avenue # 103	**8911 N. 157th Street**	**104-02-1C-302.00-CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203-1256	**Bennington, NE68007**	
(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, **MERRITT CASH AND LORI CASH, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **CAROLINE HUDSON, A SINGLE PERSON,** 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 102 of West Leigh Townhomes, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for West Leigh Townhomes, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20070504-0053848, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of West Leigh Townhomes, a Horizontal Properly Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20070504-0053848, and Bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit. Said Unit was formerly known as Unit 102 of the Kingsmont Court Condominium established under Master Deed of record as Instrument No. 20060526-00611923, as amended as Instrument No.20070504-0053846, and superseded by the Declaration of Covenants, Conditions and Restrictions for West Leigh Townhomes, of record as Instrument No. 20070504-0053848, Register's Office for said County.

Being the same property conveyed to Merritt Cash and Lori Cash, husband and wife by Warranty deed from Kingsmont, LLC, a Tennessee limited liability company of record in Instrument No. 20110726-0057056 Register's Office for Davidson County, Tennessee, dated July 20, 2011 and recorded on July 26, 2011.

This conveyance is subject to:
- Taxes for the year 2020, a lien not yet due and payable.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20070504-0053848, as amended by Instrument No. 20140505-0037898 and Instrument No. 20140904-0081040, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons, together with By-Laws shown as Exhibit "C" of record in Instrument Number 20070504-0053848, as amended in Instrument Number 20140904-0081041, in the Register's Office for Davidson County, Tennessee.
- Charter of The West Leigh Townhomes Association of record in Instrument Number 20070504-0053841, in the 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 West Leigh of record in Instrument Number 20060526-0061923 and Instrument Number 200705040053846, Register's Office for Davidson County, Tennessee.
- Charter of The West Leigh Condominium Association of record in Instrument Number 20070504-0053847, in the Register's Office for Davidson County, Tennessee.
- Joint Driveway Easement of record in Instrument Number 20060628-0077218, in the Register's Office for Davidson County, Tennessee.
- Easement for Ingress/Egress of record in Book 4744, Page 385, in the Register's Office for Davidson County, Tennessee.
- Application to combine parcels 56 and 55 of Map 104-2 into a single parcel of record in Instrument Number 20060210-0016847, 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: **3180 Parthenon Avenue # 103, Nashville, Tennessee 37203-1256**.

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 21st DAY OF MAY, 2020.

Merritt Cash

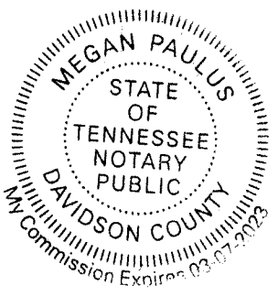
Lori Cash

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MERRITT CASH, 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 21st of May, 2020.

Notary Public
My Commission Expires: 3/7/23
(SEAL)

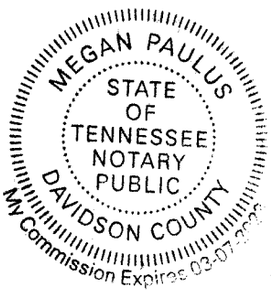


STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LORI CASH, 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 21st of May, 2020.

Notary Public
My Commission Expires: 3/7/23
(SEAL)



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

True Copy Certification

I, KRISTEN TRAINI, 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.

Signature

State of TENNESSEE
County of SUMNER

Personally appeared before me, the undersigned, a notary public for this county and state, KRISTEN TRAINI who acknowledges that this certification of an electronic document is true and correct and whose signature I have ~~witnessed~~.

Notary's Signature

My Commission Expires: 11-30-2020
Notary's Seal (if on paper)

