WARRANTY DEED

Karen Johnson Davidson County
Batch# 465335 **DEEDWARR**
08/27/2020 09:47:03 AM 2 pgs
Fees: $13.00 Taxes: $499.50

20200827-0097150

J-SB-CY-20-3068

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $135,000.00.

Affiant

WILLIAM E GRONEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-07-2023

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF AUGUST, 2020.

Notary Public

MY COMMISSION EXPIRES: 03/07/2023

(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)
Andrew Tyler Hardy	**Atlantic Home Loans, Inc.**	
(NAME) **3068 Casa Drive**	(NAME) **50 Route #46**	**108-03-0-151.00**
(ADDRESS) **Nashville, TN 37214**	(ADDRESS) **Parsippany, NJ 07054**	
(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, **CHERYL L. YORK, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ANDREW TYLER HARDY, A SINGLE MAN,** 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 Lot No. 95-B on the Plan of Zone Lot Division, Lots No. 94, 95, 96 & 97, Patio Villa, Section Five of record in Plat Book 6250, Page 490, 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 Cheryl L. York, married by Warranty Deed with Executor Quitclaim Deed from Jason Philip Cockerham and Nelson Bradley Cockerham of record in Instrument No. 20170830-0089293 Register's Office for Davidson County, Tennessee, dated August 28, 2017 and recorded on August 30, 2017 and Affidavit of Scrivener's Error recorded on October 04, 2017 of record in Instrument No. 20171004-0101526. The herein described property is not now nor ever has been the principal place of residence of the grantor herein.

This conveyance is subject to:
- Taxes for the year 2020 and subsequent years.
- All matters shown on the Plan of record in Plat Book 6250, Page 490, amending Plat Book 5200, page 633, Register's Office for Davidson County, Tennessee.
- Master Deed establishing a Horizontal Property Regime of Patio Villa, Section Fiveof record in Book 5970, Page 829 Corrected in Book 6014, Page 978, as amended in Book 6199, Page 70, Book 6406, Page 799 and in Book 6555, Page 576, Register's Office for Davidson County, Tennessee.
- Sewer easement of record in Book 6021, Page 914, Book 6165, Page 747 and Book 6021, Page 843 and Book 6422, Page 55, in the Register's Office for Davidson County, Tennessee.
- Water main easement of record in Book 6021, Page 919 and Book 6165, Page 742 and Book 6422, Page 60, in the Register's Office for Davidson County, Tennessee.
- Avigation Easement and Contract of record in Book 8913, Page 374, in the Register's Office for Davidson County, Tennessee.
- Rules and regulations of record in Book 7266, Page 827, 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: **3068 Casa Drive, Nashville, Tennessee 37214**.

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 AUGUST, 2020.

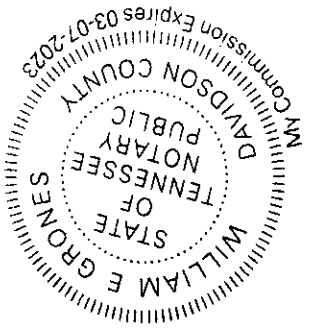
Cheryl L. York

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CHERYL L. YORK, 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 August, 2020.

Notary Public
My Commission Expires: 03/07/2023
(SEAL)



RETURN TO:
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Nashville, TN 37212