Return to:
Advantage Title And Escrow, Inc.
1321 Murfreesboro Pike, Suite 823
Nashville TN 37217
File #14942

WARRANTY DEED

Karen Johnson Davidson County
Batch# 466673 DEEDWARR
08/31/2020 10:22:19 AM 2 pgs
Fees: $13.00 Taxes: $577.20

20200831-0098364

LATRECE MCADOO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$156,000.00.**

Affiant

Subscribed and sworn to before me, this the 28th day of August, 2020.

Notary Public

My commission expires:_____
(AFFIX SEAL)

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
Tyler Van Nuland **Madison McCollum**	CMG Mortgage Inc	**Map 162-09-0-A Parcel 046.00co**
5510 Country Drive #46	3160 Crow Canyon Rd #400	
Nashville, TN 37211	San Ramon CA 94583	

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,

Sarah Osborne, now known as Sarah Rudy, a married woman

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

Tyler Van Nuland and Madison McCollum, husband and wife

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:

Being a certain Condominium Apartment in Davidson County, Tennessee, being Townhouse No. 46 in a Horizontal Property as shown on Plan of Hickory Valley Condominiums, Phase II, of record in Book 4460, Page 133, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements as described in Master Deed of record in Book 4659, page 32, as amended in Book 4937, Page 429, said Register's Office.

Being the same property conveyed to Sarah Osborne, unmarried, by Warranty Deed dated May 22, 2008 from Charlotte A. Gascho, unmarried, of record in Instrument No. 20080603-0056256, Register's Office for Davidson County, Tennessee. Sarah Osborne is now known as Sarah Rudy.

Zachary Mark Rudy, spouse of the above named Sarah Rudy, joins in this conveyance for the purpose of releasing any and all rights he may have in and to the above described property, including any marital rights and homestead exemption.

This conveyance of the above described parcel of land is subject to the following: (1) The Plan of record in Plat Book 4460, Page 133, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. (2) Declaration of Covenants, Conditions and Restrictions for Hickory Valley Condominiums, Phase 2, of record in Book 4659, Page 32 and clarification in Book 4937, Page 429 and By-Laws appended thereto in Book 4659, Page 39, Register's Office for Davidson County, Tennessee. (3) Hickory Valley Condominiums, Phase 2, Association Fines, of record in Instrument No. 20140613-0051943, said Records Office. (4) Charter of Hickory Valley Condominiums, Phase 2, Association, of record in Book 7980, Page 470, said Register's Office. (5) Easement to the City of Nashville, acting by and through the Electric Board, of record in Book 3372, Page 430, said Register's Office. (6) All matters shown on the Boundary Plat, of record in Plat Book 4300, Page 197, said Register's Office. (7) Easement for an access road in Book 4842, Page 979, Book 5606, Page 663, and Book 7497, Page 740, said Register's Office. (8) Grant of Easement to Comcast of Nashville I, LLC, of record in Instrument No. 20130517-0050037 and Instrument No. 20130517-0050050, said Register's Office. (9) Taxes for the current year which have been prorated and assumed by the Grantee herein and subsequent years, not yet due and payable.

This is improved (__X__) Unimproved (____) property, known as **5510 Country Drive #46, Nashville, TN 37211**

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 **28th** day of **August, 2020.**

Sarah Osborne nka Sarah Rudy

Zachary Mark Rudy

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Sarah Osborne nka Sarah Rudy and Zachary Mark Rudy,** the within named sellers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **28th** day of **August, 2020.**

Notary Public

My Commission Expires: 4/8/24

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