WARRANTY DEED

Karen Johnson Davidson County
Batch# 477053 DEEDWARR
09/16/2020 01:43:25 PM 2 pgs
Fees: $13.00 Taxes: $444.00

20200916-0105937

J-SB-DC-20-423

JOHN GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $120,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF SEPTEMBER, 2020.

Notary Public

MY COMMISSION EXPIRES: 1-3-22

(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)
Darnell Clay and Michelle H Clay	**New Owner**	
(NAME)	(NAME)	**086-11-0B-016.00-CO**
2032 Crencor Dr.		
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072		
(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, **LILLIE ANN VESTER, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **DARNELL CLAY AND WIFE, MICHELLE H CLAY,** 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:

Being Unit No. 4, Building 8 in Raintree Village, (a condominium), created under Chapter 27, Title 64, of the Tennessee Code Annotated, and as established by a Master Deed of record in Book 4753, Page 140, Register's Office for Davidson County, Tennessee, as amended and modified by a Deed of Amendment of record in Book 4980, Page 378, said Register's Office, and as shown on the Revised Plat of Hermitage Woods Condominium Apartments, Phase II and II-A, of record in Book 4860, Page 62 through 64 in said Register's Office to which reference is hereby made. Garage number 8-4-G is a limited common element for the exclusive use of the occupant of said unit.

Being the same property conveyed to Herman E. Vick, a single person by Warranty deed from Betty Agnes Moore, unmarried of record in Book 8520, page 673, Register's Office for Davidson County, Tennessee, dated December 26, 1991 and recorded on January 03, 1992.

Being the same property conveyed to Lillie Ann Vester by Executor's Deed from Lillie Ann Vester, Executrix for the Estate of Herman Eugene Vick of record in Instrument No. 20200818-0092523 Register's Office for Davidson County, Tennessee, dated August 17, 2020 and recorded on August 18, 2020.

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 4860, Page 62 through 64 inclusive, Register's Office for Davidson County, Tennessee.
- Restrictions of record as Instrument Number 20080728-0076757 in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
- Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 5193, Page 821, in the Register's Office for Davidson County, Tennessee.
- By-Laws of Hermitage Woods, Phase II Raintree Village amended of record in Book 5122, page 878; Book 6229, page 970 and Book 10382, page 596.
- Charter of Hermitage Woods Community Services Association of record in Book 4753, page 101.
- Access Easement and Public Utility and Drainage Easement of record in Book 4460, Page 82, in the Register's Office for Davidson County, Tennessee.
- Anchor Easement of record in Book 5578, Page 751, in the Register's Office for Davidson County, Tennessee.
- Easement Agreement of record in Book 9418, Page 950, in the Register's Office for Davidson County, Tennessee.
- Any inclusion of or deficiency in the description of the parking unit, garage, and/or carport, and/or storage

unit referred to in the description of the document vesting title to the insured in the land, the failure of said description to adequately identify the location of said parking unit, and/or carport, and/or storage unit, or any claim thereof.

- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **423 Raintree Place, Hermitage, Tennessee 37076-2875**.

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 15th DAY OF SEPTEMBER, 2020.

Lillie Ann Vester

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LILLIE ANN VESTER, 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 15th of September, 2020.

Notary Public
My Commission Expires:
(SEAL)

C. LOY CARNEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-07-2024

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