Karen Johnson Davidson County
Batch# 488626 DEEDWARR
10/02/2020 03:22:30 PM 3 pgs
Fees: $18.00 Taxes: $714.10
20201002-0114406

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $193,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF SEPTEMBER, 2020.

Notary Public

MY COMMISSION EXPIRES: July 24, 2023
(AFFIX SEAL)

MICHELLE LEE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

JM-SB-VRES-20-5025-23J

THIS INSTRUMENT WAS PREPARED BY

902863

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)
Amber Nicole Oliver	**NEW OWNER**	
(NAME)	(NAME)	**131-01-0D-207.00-CO**
5025 Hillsboro Pike 23 J		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(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, **AMY BAGGETT, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **AMBER NICOLE OLIVER, AN UNMARRIED 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, TN, being Unit No. 207 as shown on the Plat of Georgetown Apartments, a Condominium, of record in Book 5200, Page 4, Register's Office for Davidson County, Tennessee, together with an undivided .329% interest in the common elements of 5025 Hillsboro Homeowners Association, as described in Book 5211, Page 325, et seq., said Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete and accurate description thereof. Said Unit is also known as Apartment J-23.

Being the same property conveyed to Amy Baggett by Warranty deed from Michaelanne McConnell n/k/a Michaelanne Lauderdale, married of record in Instrument No. 20160817-0085929 Register's Office for Davidson County, Tennessee, dated August 15, 2016 and recorded on August 17, 2016.

The subject property was never the marital residence of the grantor.

This conveyance is subject to:
- Taxes for the year 2020 and subsequent years.
- Plan of record in Plat Book 5200, Page 4, Register's Office for Davidson County, Tennessee.
- Master Deed establishing a Horizontal Property Regime of Georgetown Apartmentsof record in Book 5211, Page 325, amended in Book 5616, Page 133, Book 6079, Page 516, Instrument No. 20120731-0067332, Register's Office for Davidson County, Tennessee.
- By Laws of record in Book 5211, Page 345, amended in Book 6079, Page 516, in the Register's Office for Davidson County, Tennessee.
- Charter for Homeowners Association of record in Book 5233, Page 459, in the Register's Office for Davidson County, Tennessee.
- Sanitary Sewer and/or Storm Drainage Easement of record in Book 4168, Page 940 and Book 5308, Page 575, in the Register's Office for Davidson County, Tennessee.
- Water and Sewer Services Easement of record in Book 4308, Page 650, in the Register's Office for Davidson County, Tennessee.
- Overhead Line Easement of record in Book 7873, Page 859, in the Register's Office for Davidson County, Tennessee.
- Appointment of Successor Trustee for Master Deed of record in Book 10225, Page 413, Instrument No. 20100505-0033908 and Instrument No. 20120823-0076049, in the Register's Office for Davidson County, Tennessee
- Easement to Comcast of Nashville I, LLC of record in Instrument No. 20110620-0047283 and Instrument No. 20150505-0040558 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: **5025 Hillsboro Pike 23 J, 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 30th DAY OF SEPTEMBER, 2020.

Amy Baggett

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, AMY BAGGETT, 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 30th of September, 2020.

Notary Public
My Commission Expires: 1-3-22
(SEAL)

MARY FRANCES RUDY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires

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

CERTIFICATE OF AUTHENTICITY

I, Donald R. Barrett, Jr., 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.

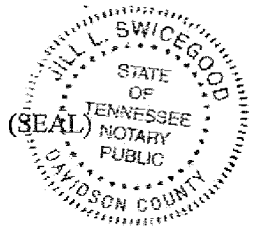
Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Jill L Swicegood, a notary public in and for the aforesaid county and state, the within named Donald R. Barrett, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



(SEAL)

Notary Public

My Commission Expires: July 9, 2022

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