Karen Johnson Davidson County
Batch# 494567 DEEDWARR
10/14/2020 09:46:30 AM 3 pgs
Fees: $18.00 Taxes: $758.50
20201014-0119240

WARRANTY DEED

REBECCA SHUKIS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 12/15/2021
COUNTY OF WILLIAMSON

JM-SB-VRES-20-137

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $205,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF OCTOBER, 2020.

Notary Public

MY COMMISSION EXPIRES: _____ (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)
Jesse Aaron Reddington	**NEW OWNER**	
(NAME)	(NAME)	**086-11-0A-057.00-CO**
137 Hermitage Woods Dr		
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076		
(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, **BARBARA G. LIPPERT, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JESSE AARON REDDINGTON, A MARRIED 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 Situated in Davidson County, Tennessee, being a condominium apartment in Davidson County, Tennessee, being Unit No. 6, Building 2, together with Garage, designated 2-6-G on the plan of revised Phase 2 and 2-A, Hermitage Woods condominium apartments, of record in Book 4860, pages 62, 63 and 64, register's office for said county to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Barbara G. Lippert, unmarried by Warranty deed from Jonathan D. Holmes and wife, Pennie N. Holmes of record in Instrument No. 20111230-0102080 Register's Office for Davidson County, Tennessee, dated December 29, 2011 and recorded on December 30, 2011.

This conveyance is subject to:
- Taxes for the year 2020 and subsequent years.
- Plan of record in Plat Book 4860, Page (s) 62-64, Register's Office for Davidson County, Tennessee.
- Master Deed establishing a Horizontal Property Regime of Raintree Village, Section A (Phase II & II-A, Hermitage Woods, Condominium Apartments)of record in Book 4753, Page Page 140, as amended in Book 4980, Page 378 and Book 5165, Page 781, Book 5172, Page 77 and instrument of termination in Book 5091, page 39 and Instrument No. 20040826-0103606 and 20040428-0047940, 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 752, 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: **137 Hermitage Woods Dr, Hermitage, Tennessee 37076**.

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 9th DAY OF OCTOBER, 2020.

Barbara G. Lippert

Barbara G. Lippert

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BARBARA G. LIPPERT, 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 9th of October, 2020.

Notary Public
My Commission Expires: _____
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2021

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

True Copy Certificate of Authenticity

I, **Taylor Grills,** 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 Wilson

Personally appeared before me, Rebecca Shukis, a notary public for this county and state, **Taylor Grills,** 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: 12/15/2021