WARRANTY DEED

Karen Johnson Davidson County
Batch# 505959 DEEDWARR
10/30/2020 02:48:43 PM 2 pgs
Fees: $13.00 Taxes: $643.80

20201030-0127162

G-BMR-20-5025-14S

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $174,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF OCTOBER, 2020.

Notary Public

MY COMMISSION EXPIRES: 10/2/23

(AFFIX SEAL)

DAWN MARTIN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

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)
Patricia Collins	**New Owner**	
(NAME) **5025 Hillsboro Pike Unit 14-S**	(NAME)	**131-01-0D-101.00-CO**
(ADDRESS) **Nashville, TN 37215**	(ADDRESS)	
(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, **JORDAN MELSON, A SINGLE WOMAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **PATRICIA COLLINS, AN UNMARRIED WOMAN,** 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:

A certain condominium apartment in Davidson County, Tennessee described as Unit No. 101, also known as Unit 14-S, on the Plan of Georgetown Apartments, a Condominium, of record in Plat Book 5200, Page 4, Register\rquote s Office for Davidson County, Tennessee, together with an undivided .31% interest in the common elements of 5025 Hillsboro Homeowner\rquote s Association, as described in the Master Deed and By-Laws of Record in Book 5211, Page 325, as amended in Book 5616, Page 133 and in Book 6079, Page 516, Register\rquote s Office for Davidson County, Tennessee, all to which reference is hereby made for a more complete description thereof.

Being the same property conveyed to Jordan Melson, a single woman by Warranty deed from Bonni E. Slifer, a married woman of record in Instrument No. 20170612-0058868 Register's Office for Davidson County, Tennessee, dated June 09, 2017 and recorded on June 12, 2017.

Being also known as 5025 Hillsboro Pike Unit 14-S 101, also known as Unit 14-S Nashville, Tennessee 37215.

This conveyance is subject to:
- Taxes for the year 2021, a lien due and payable, but not delinquent.
- Subject to all matters shown on the Plan of record in Plat Book 5200, Page 4, Register's Office for Davidson County, Tennessee.
- The premises herein insured is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof and is subject to the By-Laws for the administration thereof; also subject to the easements, rights and interest in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Georgetown Apartments of record in Book 5211, Page 325, amended in Book 5616, Page 133, Book 6079, Page 516 and Book 10225, page 413, Register's Office for Davidson County, Tennessee.
- By-Laws of record in Book 5211, Page 345, in the Register's Office for Davidson County, Tennessee.
- Easement to Metropolitan Government of Nashville and Davidson County, Tennessee of record in Book 4308, Page 575, in the Register's Office for Davidson County, Tennessee.
- Sewer Easement of record in Book 4308, Page 650, in the Register's Office for Davidson County, Tennessee.
- Easement for Transmission of record in Book 7873, Page 859, in the Register's Office for Davidson County, Tennessee.
- Charter of record in Book 5233, Page 459, in the Register's Office for Davidson County, Tennessee.
- Easement of record in Book 4108, Page 940, in the Register's Office for Davidson County, Tennessee.

- Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.
- Subject to rights of others in and to the common areas and/or elements.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **5025 Hillsboro Pike Unit 14-S, 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 29th DAY OF OCTOBER, 2020.

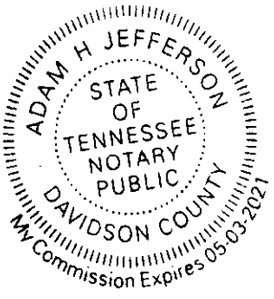
Jordan Melson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JORDAN MELSON, 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 29th of October, 2020.

Notary Public
My Commission Expires: 5/3/21
(SEAL)



RETURN TO:
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Nashville, TN 37212