WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $168,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF APRIL, 2021.

Notary Public

MY COMMISSION EXPIRES: 1/1/22

DAWN MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

A-SB-ER-20-2025-343

Karen Johnson Davidson County
Batch# 612011 DEEDWARR
04/09/2021 03:16:03 PM 2 pgs
Fees: $13.00 Taxes: $624.93

20210409-0047765

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:	
Brian Shaun Watson	**New Owner**	
(NAME)	(NAME)	**117 11 0J 343.00**
2025 Woodmont Blvd Unit 343		
(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, **MICA MICHELLE MITCHELL, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **BRIAN SHAUN WATSON, AN UNMARRIED 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:

A certain condominium unit in Davidson County, Tennessee, described as Unit No. 343, The Hillmont Condominiums, together with private and common elements, as shown on the plat attached as Substitute Exhibit "C" to Master Deed for The Hillmont Condominiums in Instrument No. 20040209-0015685, as re-recorded in Instrument No. 20040212-0017074; as amendment recorded in Instrument Nos. 20050404-0036415 and 20050512-0053861, and any amendments thereto, Register's Office for Davidson County, Tennessee, to which reference is hereby mace for a more particular description of said property.

Being the same property conveyed to Mica Michelle Mitchell, Unmarried, by Warranty Deed from Nolan Ryan Willard, Unmarried, of record in Instrument No. 20160301-0019450, in the Register's Office of Davidson County, Tennessee, dated February 26, 2016 and recorded on March 01, 2016.

This conveyance is subject to:

- County of Davidson taxes for the year 2021 and thereafter, not yet due and payable.
- Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Resubdivision of Woman's Club of Nashville, as recorded in Plat Book 6200, Page(s) 383.
- Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing The Hillmont Condominiums Condominium of record in Instrument No. 20040209-0015685, as re-recorded in Instrument No. 20040212-0017074, as amended by instrument(s) of record in Instrument Nos. 20050404-0036415 and 20050512-0053861; also subject to easements, rights and interests 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 building thereon.
- Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 3921, Page 507.
- Easement recorded in Instrument No. 20110930-0075711.
- Right of Entry Agreement as set forth in instrument recorded in Book 9921, Page 620.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2025 Woodmont Blvd Unit 343, 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 7th DAY OF APRIL, 2021.

Mica Michelle Mitchell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MICA MICHELLE MITCHELL, 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 7th of April, 2021.

Notary Public
My Commission Expires: _____
(SEAL)

RYAN TERRELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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