G#35496-4 BOX #14

WARRANTY DEED

Karen Johnson Davidson County
Batch# 797352 **DEEDWARR**
01/31/2022 11:06:40 AM 2 pgs
Fees: $13.00 Taxes: $1,091.50

20220131-0010938

DM-VRES022-953

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $295,000.00.

Valerie Hammond
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28 DAY OF JANUARY, 2022.

Notary Public

MY COMMISSION EXPIRES: 12/14/24
(AFFIX SEAL)

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON 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)
Valerie Hammond	"New Owner"	
(NAME)	(NAME)	**69-6-B-37.00CO**
953 Ashland Place Dr		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37218		
(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, **RWA/ASHLAND PLACE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **VALERIE HAMMOND, 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:

Land in Davidson County, Tennessee, being Unit No. 37, Phase 2 on the Plan of Ashland Place Townhomes, a Horizontal Property Regime with Private Elements, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, as established by Declaration of Covenants, Conditions and Restrictions of Ashland Place Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20160826-0089473, with Bylaws appended thereto, as amended in Instrument No. 20161021-0111700, as amended in 20180530-0051597, as amended in Instrument No. 20180530-0051597, and Supplemental Declaration for Phase 2 of record in Instrument No. 20190507-0042739, as corrected in Instrument No. 201906189-0059213, said Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto. Reference is hereby made to the Plan of Ashland Place, Phase 2, shown on Exhibit "B" to the Declaration of Covenants of record in Instrument No. 20190619-0059213, Register's Office for Davidson County, Tennessee, for a more complete identification and description of said unit.

Being part of the same property conveyed to RWA/Ashland Place LLC, a Tennessee limited liability company, by Quitclaim Deed from Omega Properties, LLC, a Tennessee limited liability company, recorded August 26, 2016 in Instrument No. 20160826-0089471, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
- Property taxes for 2022 and subsequent years, a lien not yet due and payable.
- Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20160826-0089473 and amendment recorded in Instrument No(s). 20161021-0111700 and 20180530-0051597 and Supplemental Declaration recorded in Instrument No. 20190507-0042739 and Corrected Supplemental Declaration recorded in Instrument No. 20190619-0059213.

- Easement for Sanitary Sewers, Storm Drainage, Water Mains and Appurtenances, recorded in Book 6785, Page 153.
- Easement for Water Mains and Appurtenances, recorded in Book 6910, Page 562.
- Easement for Right of Way, recorded in Book 6570, Page 248 and reformed by Order and Judgment of record in Book 8045, Page 982 and Instrument No. 20190628-0062921.
- Charter of HOA of record in Instrument No. 20160829-0090165.
- Covenants, Conditions and Restrictions as set forth in Declaration of Restrictions and Covenants for Stormwater Facilities and Systems recorded in Instrument No. 20160609-0058481.
- Stormwater Detention Agreement as set forth in instrument recorded in Instrument No. 20070302-0025691.
- Subject to the rights of others in and to the common areas or elements.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **953 Ashland Place Dr, Nashville, Tennessee 37218**.

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 28th DAY OF JANUARY, 2022.

RWA/Ashland Place, LLC

BY: _____, authorized agent
John Gleaves
Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN GLEAVES, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the AUTHORIZED AGENT of RWA/ASHLAND PLACE, LLC the within named bargainor, a limited liability company, and that he/she as such AUTHORIZED AGENT executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 28th of January, 2022.

Dawn Martin
Notary Public
My Commission Expires: 10/2/23
(SEAL)



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