WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $270,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF MAY, 2023

Notary Public

MY COMMISSION EXPIRES

BRIAN D. MITCHELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 03-09-2027

G-VRES-23-1808-314

Karen Johnson Davidson County
Batch# 1000469 DEEDWARR
05/08/2023 09 47 10 AM 2 pgs
Fees $13 00 Taxes $999 00

20230508-0033905

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)
Victor G. Whatley and Maria Whatley	same as new owner	
(NAME)	(NAME)	**092-12-0A-314 00-CO**
34 Paddock Dr		
(ADDRESS)	(ADDRESS)	
Fairhope, AL 36532		
(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, **PAMELA R. ALLEN AND HUSBAND, STEPHEN L. ALLEN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **VICTOR WHATLEY, MARIA WHATLEY, HUSBAND AND WIFE,** 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

Property situated in Davidson County, Tennessee:

Unit 314, Horizontal Property Regime of State House Manor, as established in Master Deed of record in Book 7333, Page 56, as amended by First Amendment to the Master Deed of record in Instrument No 20160504-0043758, in the Register's Office of Davidson County, Tennessee, to which Master Deed reference is hereby made for a more particular description of said property

Being a portion of the same property conveyed to Pamela R Allen and husband, Stephen L Allen by Warranty deed from Carson C Driver, Jr of record in Book 7652, page 765 Register's Office for Davidson County , Tennessee, dated September 12, 1988 and recorded on September 14, 1988

This conveyance is subject to
- Taxes for the year 2023 and subsequent years, a lien not yet due and payable.
- 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 State House of record in Book 7333, Page 36 and amended by Instrument No 20160504-0043758, Register's Office for Davidson County, Tennessee
- By-Laws of State House Condominiums of record in Book 7333, Page 56, Book 7333, Page 57, and amended in Book 10544, Page 994, in the Register's Office for Davidson County, Tennessee
- Charter of State house Condominiums of record in Book 7343, Page 409, 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: **1808 State St #314, Nashville, Tennessee 37203**

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 APRIL, 2023

Pamela R. Allen

Stephen L Allen

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, PAMELA R. ALLEN, 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 28th of April, 2023.

LOGAN C E BELL
TENNESSEE NOTARY PUBLIC
My Comm Exp 06/11/2023
COUNTY OF CHEATHAM

Notary Public
My Commission Expires
(SEAL)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, STEPHEN L ALLEN, 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 28th of April, 2023

LOGAN C E BELL
TENNESSEE NOTARY PUBLIC
My Comm Exp 06/11/2023
COUNTY OF CHEATHAM

Notary Public
My Commission Expires
(SEAL)

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