WARRANTY DEED

LINDSAY B FATTAL NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 09/02/2024 DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $455,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF JULY, 2023

Notary Public

MY COMMISSION EXPIRES

(AFFIX SEAL)

JM-AR-23-1015-305

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Karen Johnson Davidson County
Batch# 1025299 **DEEDWARR**
07/12/2023 11 33 50 AM 2 pgs
Fees $13 00 Taxes $1,683 50

20230712-0053370

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	
Terry Lynn Thomas and Michelle Thomas	**NEW OWNER**	
(NAME)	(NAME)	**083-13-0B-305 00-CO**
1015 Fatherland St #305		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(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, **JESSICA KATE FARMER, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **TERRY LYNN THOMAS AND MICHELLE THOMAS, 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

Land in Davidson County, Tennessee, being Unit Number 305, as shown on the revised condominium plat which is attached to the Second Amendment to the Master Deed of 37206 Building of record as Instrument No 20061023-0131425 as re-recorded in Instrument No 20061101-0135575 and subject to all terms and conditions of the Master Deed of record in Instrument No 20051006-0120763, as amended, all of the Register's Office for Davidson County, Tennessee, to which plat reference is made for location of the above referenced unit

Being the same property conveyed to Jessica Kate Farmer by Quitclaim deed from William H Farmer and wife, Patricia C Farmer of record in Instrument No 20210721-0097973 Register's Office for Davidson County, Tennessee, dated July 19, 2021 and recorded on July 21, 2021

This conveyance is subject to
- Taxes for the year 2023 and subsequent years
- Covenants, Conditions and Restrictions of record in Instrument Number 20051006-0120763, as amended in Instrument No 20051027-0129747, Instrument No 20061023-0131425, as re-recorded in Instrument No 20061101-0135575, Instrument No 20061113-0140782, Instrument No 20070112-00005378 and Instrument No 20140117-0004964, Register's Office for Davidson County, Tennessee
- Charter for HOA of record in Instrument Number 20061109-0139403, in the Register's Office for Davidson County, Tennessee
- Stormwater Detention Agreement of record in Instrument Number 20051114-0136915, in the Register's Office for Davidson County, Tennessee
- Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage Water Mains, Pumps and Appurtenances of record in Instrument Number 20051117-0139055, 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 **1015 Fatherland St #305, Nashville, Tennessee 37206**

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 10th DAY OF JULY, 2023

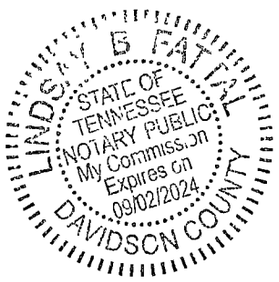
Jessica Kate Farmer

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JESSICA KATE FARMER, 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 10th of July, 2023

Notary Public
My Commission Expires _____
(SEAL)



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