39-B

File No. 281100025

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/20/08 13:48 2 pgs
Fees:13.00 Taxes:537.80
20081120-0114362

STATE OF TENNESSEE
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $145,350.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14TH DAY OF NOVEMBER, 2008.

Notary Public

MY COMMISSION EXPIRES: 5/22/10

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, P.C.
121 First Avenue South, Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael G. Rau	Regions Bank, d/b/a Regions Mortgage	161-11-0A-086.00CO
(NAME) 414 Huntington Ridge Drive	(NAME) 2050 Parkway Office Circle	
(ADDRESS) Nashville, TN 37211	(ADDRESS) Birmingham, AL 35244	
(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 considerations, the receipt of which is hereby acknowledged, WE, **Michael C. Simonic and wife, Nancy Lynne Simonic**, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto **Michael G. Rau**, unmarried, hereinafter called the grantee(s), HIS heirs and assigns, a 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. 86 on the Final Plat Revision One Huntington Ridge Townhouse Condominiums, of record in Plat Book 4675, Page 9 and revised in Plat Book 9700, Page 846, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Michael C. Simonic and wife, Nancy Lynne Simonic, by Warranty Deed from Helena Eltrop Russell and David L. Russell Sr. of record in Instrument 20050707-0078242, dated June 28, 2005 and filed for record on July 7, 2005, Register's Office for Davidson County, Tennessee.

1) Subject to all matters as set forth per Plat Book 4675, Page 9, and in Plat Book 9700, Page 846, Register's Office for Davidson County, Tennessee. 2) Subject to Restrictions and Bylaws of record in Book 4729, Page 687, Book 4889, Page 905, Book 5394, Page 243, Book 7423, Page 762, and in Instrument 200803240029069, Register's Office for Davidson County, Tennessee. 3) Subject to Stormwater Easement of record in Book 9732, Page 551, Register's Office for Davidson County, Tennessee. 4) Subject to Stormwater Easement of record in Book 9775, Page 308, Register's Office for Davidson County, Tennessee. 5) Subject to Stormwater Easement of record in Book 11345, Page 59, Register's Office for Davidson County, Tennessee. 6) Charter for Huntington Ridge Townhouse Homeowners Association, Inc. of record in Book 4729, Page 682, Register's Office for Davidson County, Tennessee. 7) Warranty Deed to Homeowners Association for Common Area of record in Book 4742, Page 570, Register's Office for Davidson County, Tennessee. 8) Charter for Huntington Ridge Townhouse Homeowners Association, Inc. of record in Book 4890, Page 84, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 414 Huntington Ridge Drive, Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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), HIS 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), HIS 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 hands this 14th day of November, 2008.

Michael C. Simonic

Nancy Lynne Simonic

STATE OF TENNESSEE

COUNTY OF

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Michael C. Simonic and Nancy Lynne Simonic, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand at office this 14th day of November, 2008.

Commission expires:

10/10/09

Notary Public

File Number: 281100025

RETURN TO:

Sidwell Title

121 First Avenue South, Suite 200

Franklin, TN 37064