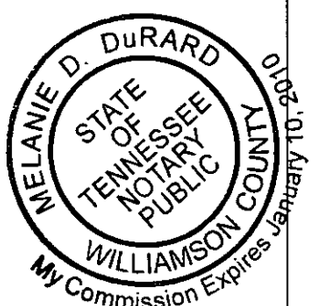
File No. 290500321

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $260,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22ND DAY OF MAY, 2009.

Notary Public

MY COMMISSION EXPIRES: 1-10-10

(AFFIX SEAL)

BILL GARRETT, Davidson County
Trans:T20090034895 DEEDWARR
Recvd: 05/27/09 15:38 2 pgs
Fees:13.00 Taxes:962.00
20090527-0048689

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, P.C.
5107 Maryland Way
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jonathan D'Agostino	Citylife Lending Group	117030H15100CO
(NAME)	(NAME)	
2600 Hillsboro Pike No. 151	P.O. Box 11701	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	Newark, N.J. 07101-4701	
(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, I, **Tommy Dunham, married,*** hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto **Jonathan D'Agostino, a married person,** hereinafter called the grantee(s), their heirs and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Property in Davidson County, Tennessee being Unit No. 151 Garage No. G89 on the Plan of the enclave at Hillsboro Village Condominiums, as established under the Master Deed of Record in Instrument No. 20051005-0119789 as amended in Instrument No. 20060210-0016562 Register's office for Davidson County, Tennessee to which Master Deed Reference is hereby made for a more complete description thereof.

Being the same property conveyed to Tommy Dunham by deed from James Trahan and wife Karen Trahan of record at Instrument No. 20070409-0041896 Register's Office for Davidson County, Tennessee.

Restrictions, dedication, conditions, reservations, easements and all other matters shown in the Master Deed by instrument of record in Instrument No 20051005-0119789 as amended in Instrument No 20060210-0016562

Charter of The Enclave at Hillsboro Village Condominiums at Instrument No. 20050926-0115605 and 20050928-0116816 Register's Office for Davidson County, Tennessee.

Storm Water Detention Agreement at Instrument No. 20060406-0039476 Register's Office for Davidson County, Tennessee.

Taxes for the year(s) 2009 and thereafter, a lien not yet due and payable.

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 2600 Hillsboro Rd. #151, Nashville, TN 37212
(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), 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 hands this 22nd day of May, 2009.

Tommy Dunham

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Tommy Dunham with whom I am personally acquainted and who acknowledged he executed the foregoing instrument for the purposes therein contained.

Witness my hand at office this 22 day of May, 2009.

Commission expires:

Notary Public

Tonja Barron
State of Tennessee Notary Public
Williamson County
My commission expires November 21, 2012

File Number: 290500321

RETURN TO:
Sidwell Title
5107 Maryland Way
Brentwood, TN 37027