WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20110035422 DEEDWARR
Recvd: 06/14/11 10:00 2 pgs
Fees:13.00 Taxes:2259.59
20110614-0045419

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $610,700.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7TH DAY OF JUNE, 2011.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

JOEY SANDERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires November 17, 2014

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	PARCEL NUMBER
Christopher A. Dimino, Trustee of the Christopher A. Dimino Revocable Living Trust	New Owner	
(NAME)	(NAME)	
1743 Hillmont Drive		117-15Q-2
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **LINDSAY C. ARGO, MARRIED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CHRISTOPHER A. DIMINO, TRUSTEE OF THE CHRISTOPHER A. DIMINO REVOCABLE LIVING TRUST,** HEREINAFTER CALLED THE GRANTEES, THEIR 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 B of Hillmont Grove Townhomes, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for Hillmont Grove Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20100903-0070466, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Hillmont Grove Townhomes, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20100903-0070466, and ByLaws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being part of the same property conveyed to Lindsay C. Argo, married by deed from Stephen T. Church a/k/a Steve Church, Trustee of B2J Revocable Trust, of record as Instrument No. 20100902-0069849, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) 2011 taxes, a lien not yet due and payable, which have been prorated and assumed by Grantor. By acceptance of delivery of this instrument, Grantee assumes and agrees to pay such taxes as and when such become payable and to indemnify and hold harmless Grantee from liability and loss therefrom; (b) all matters appearing on the plan of record as Instrument No. 20100610-0045145, said Register's Office; (c) restrictive covenants of record in Book 1644, page 273, said Register's Office; and (d) Declaration of Covenants, Conditions and Restrictions for Hillmont Grove Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20100903-0070466, said Register's Office.

This is not the principal place of residence of the Grantor named herein.

unimproved ☐

This is improved ☒ property, known as 1743 Hillmont Drive, Nashville, TN 37215

(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 hand this 7th day of June, 2011.

Lindsay C. Argo

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Lindsay C. Argo, married , the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 7th day of June, 2011.

Notary Public

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 7, 2011