WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$296,500.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF JULY, 2012.

Janice H. Collins
Notary Public

MY COMMISSION EXPIRES: 9-8-13
(AFFIX SEAL)

JANICE H. COLLINS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENNESSEE

BOX 50-B
PREPARED BY: RETURN TO:
BANKERS TITLE & ESCROW CORP
5107 MARYLAND WAY
STE. 115
BRENTWOOD, TN 37027

BILL GARRETT, Davidson County
Trans:T20120056001 DEEDWARR
Recvd: 07/31/12 08:24 2 pgs
Fees:13.00 Taxes:1097.05
20120731-0067238

THIS INSTRUMENT WAS PREPARED BY
Robert L. Scruggs, Attorney
2525 21st Avenue South, 2nd Floor
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert K. George	Churchill Mortgage Corporation	**MAP 131-5-A**
(NAME)	(NAME)	
133 Jefferson Square	761 Old Hickory Blvd. #400	**PARCEL 133.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	Brentwood, TN 37027	
(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, **ROBIN L. RICE, SR. AND WIFE, HALINA ONISHKO** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ROBERT K. GEORGE AND WIFE, BETTYE C. GEORGE,** 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:

A certain Condominium Unit in Davidson County, Tennessee being Unit 133 of Section One, Jefferson Square Townhouses Condominium Apartments, a horizontal property regime established by Master Deed of record in Book 4731, page 332 and amended in Book 5826, page 693 and Book 8550, page 3, the Plat of which is of record in Plat Book 4675, page 12, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Robin L. Rice, Sr. by QuitClaim Deed from Janice Rice, dated July 2, 2005, recorded July 7, 2005 of record in Instrument Number 20050707-0078477, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all conditions, easements; and all other matters of record in the Register's Office for Davidson County, Tennessee, including but not limited to: (a) 2012 real property taxes have been prorated and assumed by the grantee(s); (b) all matters appearing on the plan of record in Plat Book 4675, page 12, said Register's Office; (c) Restrictive covenants contained in Book 4731, page 33, Book 5826, page 693 and Book 8550, page 3, said Register's Office; (d) By-Laws of record in Book 4731, page 341, Book 5676, page 31, Book 5700, page 719, Book 8036, page 54, Book 8057, page 179, Book 8231, page 418, Book 8550, page 973, Book 9276, page 249 and Book 10355, page 306, said Register's Office; and (d) Charter of record in Book 8485, page 642 and Book 8556, page 701and Instrument Number 20000209-0013274, said Register's Office.

unimproved ☐

This is improved ☒ property, known as **133 Jefferson Square, 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 our hands this 27th day of July, 2012.

Robin L. Rice, Sr.

Halina Onishko

Halina Onishko

ACKNOWLEDGMENT

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, of said County, Robin L. Rice, Sr., the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 27th day of July, 2012.

Commission expires:

PAM McBROOM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 20, 2014

Notary Public

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, of said County, Halina Onishko, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 27th day of July, 2012.

Commission expires:

PAM McBROOM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 20, 2014

Notary Public