BILL GARRETT, Davidson County
Trans:T20130092456 DEEDWARR
Recvd: 10/29/13 09:09 2 pgs
Fees:13.00 Taxes:529.10

20131029-0112115

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 13100073**	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $143,000.00. Affiant Subscribed and sworn to before me, this 22nd day of October, 2013. My Commission Expires September 9, 2014 Notary Public My Commission Expires:

TARA JONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

WARRANTY DEED

Address New Owner: Ray Garwacki, Jr. and Connie W. Garwacki 5025 Hillsboro Pike Apt 18F Nashville TN 37215	Send Tax Bills To: Ray & Connie Garwacki 35233 Via Famero Dr. Acton, CA 93510	Tax Information: Tax Parcel ID No. 131010D15100CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Mary Pat Draper n/k/a Mary Pat D. Hartline, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Ray Garwacki, Jr. and Connie W. Garwacki, Husband and Wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 151, also known as Apartment No. 18-F on the Plan of Georgetown Condominium Apartments of record in Plat Book 5200, Page 4, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description, together with the appurtenant interest in the general and limited common elements of 5025 Hillsboro Homeowner's Association, a horizontal property regime established by Master Deed of record in Book 5211, Page 325, amended in Book 5616, Page 133 and Book 6079, Page 516, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Mary Pat Draper by Deed from Martha G. Keltner, an unmarried person of record in Book 6449, page 560, Register's Office for Davidson County, Tennessee, dated 12/15/1984 and recorded on 12/17/1984.

William Craig Hartline joins in this conveyance for the purpose of conveying all right, title and interest she may have in and to the above described property as spouse of Mary Pat Draper n/k/a Mary Pat D. Hartline.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2014 a lien, not yet due and payable.

If improvements are completed after January 1 of any year, the law requires supplemental assessment for the year in which improvements are completed as defined by statute. We assume no liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated, Section 67-5-603 et seq.
Subject to all matters shown on the Plan of record in Plat Book 5200, Page 4, Register's Office for Davidson County, Tennessee.
The premises herein insured is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof and is subject to the By-Laws for the administration thereof; also subject to the easements, rights and interest in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereon; and also including

without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of 5025 Hillsboro Homeowners' Association of record in Book 5211, Page 325, amended in Book 5616, page 133 and Book 6079, page 516, Register's Office for Davidson County, Tennessee.

Appointment of Successor Trustee for Master Deed of record in Book 10225, Page 413, Instrument No. 20100505-0033908 and Instrument No. 20120823-0076049, in the Register's Office for Davidson County, Tennessee.

By-Laws of The 5025 Hillsboro Homeowners' Association attached as Exhibit "C" to the Master Deed of record in Book 5211, Page 325, in the Register's Office for Davidson County, Tennessee.

Charter of 5025 Hillsboro Homeowners' Association of record in Book 5233, Page 459, in the Register's Office for Davidson County, Tennessee.

Easement for Sanitary Sewer and/or Storm Drainage of record in Book 4308, Page 575, in the Register's Office for Davidson County, Tennessee.

Easement for overhead lines of record in Book 7873, Page 859, in the Register's Office for Davidson County, Tennessee.

Easement for water and sewer services of record in Book 4308, Page 650, in the Register's Office for Davidson County, Tennessee.

Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.

Subject to rights of others in and to the common areas and/or elements.

This is improved property located at 5025 Hillsboro Pike Apt 18F Nashville TN 37215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 22nd day of October, 2013.

Mary Pat D. Hartline

William Craig Hartline

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Mary Pat D. Hartline and William Craig Hartline, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 22nd day of October, 2013.

~~Notary~~ Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES SEPTEMBER 9, 2014