BILL GARRETT, Davidson County
Trans:T20130096122 DEEDWARR
Recvd: 11/12/13 10:32 2 pgs
Fees:13.00 Taxes:1369.00
20131112-0116627

WARRANTY DEED

B-FSBO-13-1622

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $370,000.00

Affiant

Subscribed and sworn to before me, this 1st DAY OF November, 2013.

Notary Public

MY COMMISSION EXPIRES: 10/18/16
(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael T. Gacioch	Michael T. Gacioch	
9231 Falls Road	(NAME) 9231 Falls Road	
(ADDRESS) West Falls, NY 14170	(ADDRESS) West Falls, NY 14170	104-16-D-2.00 CO
(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 CHARLES R. HARGETT, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto MICHAEL T. GACIOCH AND WIFE, MICHELLE RENE GACIOCH, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

A CERTAIN CONDOMINIUM APARTMENT IN DAVIDSON COUNTY, TN, DESCRIBED AS UNIT NO. 2 OF BELMONT LOFTS, A CONDOMINIUM, A HORIZONTAL PROPERTY REGIME, LOCATED IN NASHVILLE, TN, AS SHOWN AS EXHIBIT D TO THE MASTER DEED OF BELMONT LOFTS, CONDOMINIUM APARTMENTS, RECORDED IN INSTRUMENT NO. 20051028-0130475, SAID REGISTER'S OFFICE, TOGETHER WITH THE UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS APPURTENANT TO SAID UNIT AS SET FORTH IN SAID MASTER DEED, AND DESCRIBED IN A MASTER DEED RECORDED IN INSTRUMENT NO. 20051028-0130475, SAID REGISTER'S OFFICE, TO WHICH REFERENCE IS HEREBY MADE. THE EASEMENTS, RESTRICTIVE COVENANTS, CONDITIONS AND REGULATIONS IMPOSED UPON AND RELATING TO THE APARTMENTS, PROPERTY, CO-OWNERS AND TENANTS OF BELMONT LOFTS, CONDOMINIUM APARTMENTS CONTAINED IN THE MASTER DEED RECORDED IN INSTRUMENT NO. 20051028-0130475, AND BY-LAWS APPENDED THERETO AS EXHIBIT C, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TN, ARE INCORPORATED HEREIN BY REFERENCE AND MADE A PANT HEREOF THE SAME AS THOUGH COPIED HEREIN.

BEING THE SAME PROPERTY CONVEYED TO CHARLES R. HARGETT, AN UNMARRIED PERSON BY WARRANTY DEED FROM JOE GALANTE AND WIFE, PHRAN GALANTE, RECORDED ON THE 6TH DAY OF OCTOBER, 2008 IN INSTRUMENT NO. 20081006-0101455, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD IN PLAT BOOK 421, PAGE 34; HOA CHARTER OF RECORD IN INSTRUMENT NO. 20051028-0130478; AND MASTER DEED OF RECORD IN INSTRUMENT NO. 20051028-0130475, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ( )
This is improved (X) property, known as 1622 Linden Avenue, Nashville, Tennessee 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 hand(s) this 1st day of November, 2013.

Charles R. Hargett

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Charles R. Hargett, the within named bargainor, 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 and official seal, this the 1st day of November, 2013.

Notary Public

My Commission Expires:

(SEAL)



RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903