AFTER RECORDING PLEASE RETURN TO:
Lawyer's Escrow Service Inc.
2021 Richard Jones Rd., Suite 220
Nashville, TN 37215

BILL GARRETT, Davidson County
Trans:T20140042982 DEEDWARR
Recvd: 06/18/14 08:55 2 pgs
Fees:13.00 Taxes:758.50
20140618-0052973

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $205,000.00

Affiant

Subscribed and sworn to ~~before me,~~ this 16th day of June, 2014.

Notary Public

My commission expires: 7-6-15

SHANNON PHILBIN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires JULY 6, 2015

(Notary Stamp)

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Michael J. Bissiri & Diana M. Bissiri Family Trust u/a/d July 8, 2003	Farmington Mgt. a div of ~~New Owner~~ Capstar Bank	**Map\Parcel: 117-15-0-A-002.00CO**
22 Ironwood	2002 Richard Jones Rd Ste 300A	
Mission Viejo, CA 92692	Nashville, TN 37215	

FOR AND IN 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 ACKNOWLEDGE, I/WE,

Robert A. McDowell, Jr.

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Michael J. Bissiri, and Diana M. Bissiri, Co-Trustees of the Michael J. Bissiri and Diana M. Bissiri Family Trust u/a/d July 8, 2003

HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS, SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain condominium located in Davidson County, Tennessee, being Unit No. TH-A-2 of Green Hills Terrace Condominium Apartments, established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing The Green Hills Terrace of record in Book 5304, Page 702, as amended in Book 7841, page 557 and Book 9830; page 181, Register's Office for Davidson County, Tennessee, and shown on the Plan of record in Plat Book 5200, page 64, Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all 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 thereof; together with a percentage. interest in the common elements and voting percentage as set forth in Exhibit C to said Master Deed.

Being the same property conveyed to Robert A. McDowell, Jr. by Warranty Deed from Paul Walter Cowan, unmarried, of record in Instrument No. 20120518-0043330, dated May 18, 2012, and corrected by Instrument No. 20130115-0004867, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees; including Rollback taxes, if any.
The Plan of record in Plat Book 5200, Page 64, Register's Office for DAVIDSON County, Tennessee.
Restrictive covenants contained in an instrument of record in Book 11362, Page 463, Register's Office for DAVIDSON County, Tennessee.
Sewer and Drainage Easement to Metro of record in Book 3879, Page 569, Register's Office for DAVIDSON County, Tennessee.

Easement to Comcast of record in Instrument No. 20110930-0075704, Register's Office for DAVIDSON County, Tennessee.
Laundry Service Lease of record in Book 7523, Page 260, Register's Office for DAVIDSON County, Tennessee.
Maintenance Agreement of record in Book 7658, Page 278, Register's Office for DAVIDSON County, Tennessee.
Easement for Ingress and Egress of record in Book 4320, Page 896, Register's Office for DAVIDSON County, Tennessee.
Master Deed of record in Book 5304, Page 702 and amended in Book 7841, Page 557, Register's Office for DAVIDSON County, Tennessee.
By-Laws of record in Book 5304, Page 745 and amended in Book 9830, Page 181, Register's Office for DAVIDSON County, Tennessee.
Subject to the flow of any stream across the subject property.
Any and all visible easements lying on or across the property.
Subject to rights of others in and to common areas / elements.
Subject to lien for special assessment contained in DCCR's / Master Deed.
Subject to HOA dues, if any.

And this conveyance is subject to all other easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as **1900 Richard Jones Road, X-2, Nashville, TN 37212**.

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 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 except as 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/our hand(s) this 16th day of June, 2014.

Robert A. McDowell, Jr.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, Robert A. McDowell, Jr. , the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that he/she/they executed this instrument for the purposes therein contained.

Witness my hand, at office, this 16th day of June, 2014.

Notary Public

My Commission Expires: 1-24-17

SCOTT HUBBARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

File #: **140218SH**
RECORD & RETURN TO:
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027