WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150032679 DEEDWARR
Recvd: 04/30/15 08:47 2 pgs
Fees:13.00 Taxes:1387.13
20150430-0038592

R-VRES-15-1706-207

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $374,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF APRIL, 2015.

Notary Public

MY COMMISSION EXPIRES: 6-18-18

(AFFIX SEAL)

MARY FRANCES RUDY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

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

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Mark Gouger and Tonya Palla	**Same as New Owner**	
(NAME)	(NAME)	**104-08-0M-307.00-C O**
2036 Larkhall Circle		
(ADDRESS)	(ADDRESS)	
Folsom, CA 95630		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **ANTHONY PIEDMONTE AND EMILY PIEDMONTE, HUSBAND AND WIFE,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **MARK GOUGER AND TONYA PALLA, HUSBAND AND WIFE,** 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 located in Davidson County, Tennessee, being Unit No. 307 of The Glen Condominiums, a Condominium Development under the Master Deed establishing The Glen Condominiums of record in Instrument Number 20070904-0105726, as amended in Instrument Number 20080808-0080551, Instrument Number 20081029-0108159, Instrument Number 20081112-0111695, Instrument Number 20081124-0115172 and Instrument Number 20090224-0016363 in the Register's Office for Davidson County, Tennessee, to which the Master Deed reference is hereby made for a more particular description of said unit.

Being the same property conveyed to Anthony Piedmonte and wife, Emily Piedmonte by Warranty deed from Teagan J. Walter of record in Instrument No. 20120801-0067727 Register's Office for Davidson County, Tennessee, dated July 20, 2012 and recorded on August 01, 2012.

This conveyance is subject to:
- Taxes for the year 2015 and subsequent.
- Plan of record in Plat Book 21, Page 87, Register's Office for Davidson County, Tennessee.
- Plan of record in Plat Book 4660, Page 146 through 148, inclusively, Register's Office for Davidson County, Tennessee.
- Horizontal Property Regime of The Glen Condominiums of record in Instrument Number 20070904-0105726, as amended in Instrument No. 20080805-0080551, Instrument No. 20081029-0108159, Instrument No. 20081112-0111695, Instrument No. 20081124-0115172, and Instrument No. 20090224-0016363, Register's Office for Davidson County, Tennessee.
- Charter of The Glen Condominium Association, Inc. of record in Instrument Number 20070628-0077121, in the Register's Office for Davidson County, Tennessee.
- Site and Floor Plan attached as Exhibit "B" to the Master Deed for The Glen Condominiums, of record in Instrument Number 20070904-0105726, as amended in Instrument No. 20080805-0080551, Instrument No. 20081029-0108159, Instrument No. 20081112-0111695, Instrument No. 20081124- 0115172, and Instrument No. 20090224-0016363, Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage, Water Mains, Pumps and Appurtenances of record in Instrument Number 20070820-0099189, in the Register's Office for Davidson County, Tennessee.
- Inspection and Maintenance Agreement for Private Stormwater Management Facilities of record in Instrument Number 20070820-0099330, in the Register's Office for Davidson County, Tennessee.
- Grant of Easement to Comcast of Nashville of record in Instrument Number 20090712-0068095, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1706 18th Avenue S, #207, Nashville, Tennessee 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 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 the 27th DAY OF APRIL, 2015.

Anthony Piedmonte

Emily Piedmonte by Anthony Piedmonte as Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ANTHONY PIEDMONTE, 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 27th of April, 2015.

Notary Public
My Commission Expires: 3618
(SEAL)

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ANTHONY PIEDMONTE, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of EMILY PIEDMONTE, and who acknowledged he/she/they executed the same as the free act and deed of the said EMILY PIEDMONTE.

Witness my hand and official seal, this the 27th of April, 2015.

Notary Public
My Commission Expires: 3618
(SEAL)

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

RETURN TO:
Rudy Title and Escrow, LLC
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Nashville, TN 37212