WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150046758 DEEDWARR
Recvd: 06/12/15 11:28 2 pgs
Fees:13.00 Taxes:769.23
20150612-0055824

STATE OF TENNESSEE
COUNTY OF
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $207,900.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 4TH DAY OF JUNE, 2015.

NOTARY PUBLIC

MY COMMISSION EXPIRES 8.21.17

MITCHELL L. WATTS NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

THIS INSTRUMENT PREPARED BY
Compass Land Title, LLC, 278 Franklin Road, Ste. 190, Brentwood, TN 37027
file # 15-1251B

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Norman J. Tennefoss and Denise K. Eaton	New Owner	117-03-0D-241.00-CO
241 Hillsboro Place	241 Hillsboro Place	
Nashville, TN 37215	Nashville, TN 37215	

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,

SIMON M. SEDEK, MARRIED

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

NORMAN J. TENNEFOSS AND DENISE K. EATON, husband and wife

HEREINAFTER CALLED THE GRANTEE(S), 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 apartment in Davidson County, Tennessee being Unit No. 241 on the plan of "Hillsboro Station Condominiums", of record in Book 6250, Pages 751 through 753, inclusive, Register's Office of said County which plan and record thereof are incorporated herein and made a part hereof by reference.

Being the same property conveyed to Simon M. Sedek by Warranty deed from Rochelle McCulloch & Aulds, P.L.L.C., Executor of the Estate of William H. Hawks, Jr. of record in Instrument No. 20041130-0142174 Register's Office for Davidson County, Tennessee, dated November 19, 2004 and recorded on November 30, 2004.

Naomi Limor Sedek joins in the execution of this instrument for the purposes of conveying her interest, marital or otherwise, in the above described property.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2015 a lien, not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 6250, Page (s) 751 through 753, inclusive,, 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 Hillsboro Station of record in Book 6740, Page 37, Register's Office for Davidson County, Tennessee.

Charter of record in Book 6747, Page 6, in the Register's Office for Davidson County, Tennessee.

Rules and Regulations of record in Book 8140, Page 689, in the Register's Office for Davidson County, Tennessee.

Easement of record in Book 6595, Page 58, in the Register's Office for Davidson County, Tennessee.

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

This is property known as 241 Hillsboro Place, Nashville, TN 37215

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 in 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 my hand on the 4th day of June, 2015.

Simon Sedek by Naomi Sedek attorney in fact

Simon M. Sedek

By: Naomi Limor Sedek

Naomi Limor Sedek

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **NAOMI LIMOR SEDEK**, with whom I am personally acquainted (or who proved to me her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the within instrument on behalf of SIMON M. SEDEK for the purposes therein contained, and who further proved to me that he is the **Attorney in Fact** for SIMON M. SEDEK, and is authorized by SIMON M. SEDEK to execute this instrument on his behalf.

Witness my hand and official seal, this 4th day of June, 2015.

Notary Public

J. Carlton Drumwright State of Tennessee Notary Public Williamson County

My Commission Expires: 10/2/17

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, NAOMI LIMOR SEDEK, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this 4th day of June, 2015.

Notary Public

My Commission Expires: 10/2/17

J. Carlton Drumwright State of Tennessee Notary Public Williamson County

File #: 15-1251B

RECORD & RETURN TO:

COMPASS LAND TITLE, LLC

278 Franklin Road, Ste. 190

Brentwood, TN 37027