WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150050476 DEEDWARR
Recvd: 06/24/15 11:14 2 pgs
Fees:13.00 Taxes:1572.50
20150624-0060495

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $425,000.00

Trina Clancy
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th day of June, 2015.

Notary Public

MY COMMISSION EXPIRES: 11-3-15

(AFFIX SEAL)

PATRICE J. GALAWAY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 1630 NW Broad St., Suite 100, Murfreesboro, TN 37129

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Mark D. Fugger	New Owner	104020X21200CO
(NAME)	(NAME)	
212 31st Avenue N		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203		
(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, I, **Monika Hager, unmarried**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Mark D. Fugger, a single man**, hereinafter called the GRANTEE(S), their heirs and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

A certain tract or parcel of land in Davidson Count, State of Tennessee, described as follows, to-wit: Being Unit No. 212, on the Plan of The Row at 31st Condominiums, filed as Exhibit to and established by Master Deed of record in Instrument No. 20030430-0057670, as corrected and amended in Instrument No. 20040203-0012935, Instrument No. 20040206-0014724; Instrument No. 20040615-0070764; Instrument No. 20040915-0111215; Instrument No. 20080425-0042359 and Instrument No. 20130204-0011323, in the Register's Office of Davidson County, Tennessee, reference to which is hereby made for a more complete description.

Being the same property conveyed to Monika Hager by Warranty Deed dated 07/31/2014 from Stephen Samples and wife, Joyce Samples of record in Instrument 20140801-0068693, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (1) Master Deed of record in Instrument 200304300057670 as corrected and amended in Instrument 200402030012935, Instrument 200402060014724, Instrument 200406150070764, Instrument 200409150111215, Instrument 200804250042359, and Instrument 201302040011323, (2) Stormwater Detention Agreement Easement of record in Instrument 200209100109699, and (3) Agreement for Dedication of Easement for Sanitary Sewer and/or Storm Drainage Easement of record in Instrument 200210110125352, said Register's Office.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 212 31st Avenue N, Nashville, TN 37203

(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/or 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/or 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 this 18th day of June, 2015.

Monika Hager

Monika Hager

State of Tennessee
County of Williamson

Personally appeared before me Monika Hager, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 18th day of June, 2015.

Jill L. Swicegood

Notary Public

My Commission Expires: 9/10/2018

JILL L. SWICEGOOD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
1630 NW Broad St., Suite 100
Murfreesboro, TN 37129