WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150051173 DEEDWARR
Recvd: 06/25/15 14:20 2 pgs
Fees:13.00 Taxes:386.71
20150625-0061361

STATE OF Nevada
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $104,517.50

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th day of June, 2015.

Notary Public

MY COMMISSION EXPIRES: May 22, 2019 (AFFIX SEAL)

MICHELLE LEE PEPPER
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 First Avenue South, Ste 200, Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Thomas J. Buida III	NEW OWNER	142-06-0C-007.00-C
(NAME) 9455 Highwood Hills.	(NAME)	
(ADDRESS) Brentwood, TN 37027	(ADDRESS)	
(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, **Leslie Jean Fenkl, an unmarried person**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Thomas J. Buida III**, 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:

Land in Davidson County, Tennessee, a Condominium Apartment in Davidson County, Tennessee, Being Unit No. 60A of Doral Country Villa, Section Four, a Horizontal Property Regime Pursuant to the Tennessee Horizontal Property Act, as shown on the plan of record in Book 5050, Page 61, Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said apartment's appurtenant undivided interest in the general and limited common elements of the condominium.

Being the same property conveyed to Leslie Jean Fenkl, an unmarried person by Warranty Deed from Mark G. Austin and wife, Julie Austin, dated 7/22/2005, recorded 7/25/2005 of record in Instrument No. 20050725-0086051, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING:
Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records.
Taxes for 2015 and subsequent years, a lien not yet due and payable.
All matters shown on the plat of Doral Country Villa, Section Four record in Book 5050, Page 61, in the Register's Office for Davidson County, Tennessee.
Declaration of Condominium of Doral Country Villa, Section IV, and all exhibits attached thereto and recorded of record in Book 5157, Page 252, as amended of record in Book 5157, Page 254, in the Register's Office for Davidson County, Tennessee.
Declaration of Condominium of Doral Country Villa, Section I and all exhibits attached thereto and of record in Book 5011, Page 395, as amended of record in Instrument No. 200705040053687, in the Register's Office for Davidson County, Tennessee.

Charter of record in Book 5220, Page 112, in the Register's Office for Davidson County, Tennessee.
Deed to HOA of record in Book 5400, Page 89, in the Register's Office for Davidson County, Tennessee.

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 732 Albar Drive, Nashville, TN 37221
(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 19th day of June 2015.

Leslie Jean Fenkl

State of NEVADA
County of

Personally appeared before me Leslie Jean Fenkl, 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 19th day of June, 2015.

Notary Public James Tolson
My Commission Expires: 04/22/2017

RETURN TO:
Stewart Title Company Tennessee Division
121 First Avenue South, Ste 200
Franklin, TN 37064

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
No: 13-10343-1 JAMES TOLSON
My Appointment Expires April 22, 2017