McCann & Hubbard
1804 Williamson Ct, Suite 201
Brentwood, TN 37027
615.377.3319

(6)

G#27336-2

WARRANTY DEED

JAQUELINE GARCIA
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

State of Tennessee
County of Williamson

The actual consideration or value, whichever is greater, for this transfer is **$517,500.00.**

Affiant

Subscribed and sworn to before me, this the 25th day of June, 2015.

Notary Public

My commission expires: 3-6-18

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Siddharamappa Pawate and Anne M. Pawate	NEW OWNER	**131020M01200CO**
423 Village Hall Place		
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 CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

M. Jill Copeland, an unmarried woman, and Bonnie L. Shelley, an unmarried woman

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Siddharamappa Pawate and Anne M. Pawate, husband and wife

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in Davidson County, Tennessee, being Unit No. 2146 of Village Hall Condominiums (also known as 423 Village Hall Place, formerly known as 415 Village Hall Place), a Horizontal Property Regime, located at corner of Village Hall Place and Hobbs Road, Nashville, Davidson County, Tennessee, as shown on the plat of Village Hall, recorded as Exhibit B of the Master Deed in Instrument No. 20050510-0052650 and as amended in Instrument No. 20060601-0064170 and in Instrument No. 20091016-0096028, Register's Office for Davidson County, Tennessee, and also described in said Master Deed and By-Laws appended thereto, to which document reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of Village Hall Condominium Apartments contained in said Master Deed and By-Laws appended thereto, recorded in Instrument No. 20050510-0052650 and as amended in Instrument No. 20060601-0064170, in Instrument No. 20091016-0096028, and in Instrument No. 20121204-0111555, and Amendment to Bylaws of record in Instrument No. 20130422-0039977, in Instrument No. 20131204-0123748, in Instrument No. 20140801-0069319, and in Instrument No. 20141202-0110599, Register's Office for Davidson County, Tennessee, are incorporated in this deed by reference and made a part thereof the same as though copied herein.

BEING the same property conveyed to M. Jill Copeland, an unmarried woman and Bonnie L. Shelley, an unmarried woman, as tenants with right of survivorship, of record in Instrument No. 20080401-0032334, Register's Office for Davidson County, Tennessee.

THIS instrument is being executed on behalf of M. Jill Copeland and Bonnie L. Shelley, pursuant to a Limited Power of Attorney executed by same on the 18th day of June, 2015, of record in Instrument No. 20150629-0062146 **, Register's Office for Davidson County, Tennessee.**

BILL GARRETT, Davidson County
Trans:T20150051849 DEEDWARR
Recvd: 06/29/15 10:55 2 pgs
Fees:13.00 Taxes:1914.75
20150629-0062147

THE conveyance of the above described parcel of land is subject to the following:
1) All matters shown on the Plan as shown on Exhibit "B" of the Master Deed of record in Instrument No. 20050510-0052650 and amended in Instrument No. 20060601-0064170 and in Instrument No. 20091016-0096028, said Register's Office;
2) All matters as shown on the Boundary Plat of record in Instrument No. 20041001-0118509, Register's Office for Davidson County, Tennessee;
3) The Premises herein conveyed is a condominium apartment established pursuant to all 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 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 building thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed and By-Laws establishing a Horizontal Property Regime of Village Hall Condominium Apartments of record in Instrument No. 20050510-0052650 and amended in Instrument No. 20060601-0064170, in Instrument No. 20091016-0096028, and in Instrument No. 20121204-0111555, and Amendment to Bylaws of record in Instrument No. 20130422-0039977, in Instrument No. 20131204-0123748, in Instrument No. 20140801-0069319, and in Instrument No. 20141202-0110599, Register's Office for Davidson County, Tennessee;
4) Easement to Bell South Telecommunications, of record in Book 11740, Page 614, Register's Office for Davidson County, Tennessee;
5) Storm Water Detention Agreement of record in Instrument No. 20040720-0086493, Register's Office for Davidson County, Tennessee;
6) Easement for right of way of Hobbs Road;
7) Possible burial vault in northerly portion at a pile of dressed stones; and,
8) Taxes for the current year which have been prorated and assumed by the Grantees herein and subsequent years, not yet due and payable.

This is improved property, known as: **423 Village Hall 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 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 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 **25th** day of **June, 2015.**

M. Jill Copeland by Houston Howell, attorney-in-fact

M. Jill Copeland
By Houston W. Howell, Attorney-In-Fact

Bonnie L. Shelley by Houston Howell, attorney-in-fact

Bonnie L. Shelley
By Houston W. Howell, 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 aforesaid, the within named **Houston W. Howell,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Attorney-In-Fact for **M. Jill Copeland and Bonnie L. Shelley,** and that he as such Attorney-In-Fact executed the foregoing instrument on behalf of and as the personal act and deed of the said **M. Jill Copeland and Bonnie L. Shelley,** the purpose therein contained, by signing the name of **M. Jill Copeland and Bonnie L. Shelley,** by himself as Attorney-In-Fact.

Witness my hand and official seal at Nashville, Tennessee, this **25th** day of **June, 2015.**

Katherine Goodson
Notary Public

KATHERINE GOODSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires: March 10, 2019