WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150082524 DEEDWARR
Recvd: 09/28/15 16:07 2 pgs
Fees:13.00 Taxes:1988.75
20150928-0098507

R-VRES-15-1122

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $537,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF SEPTEMBER, 2015.

Notary Public

MY COMMISSION EXPIRES: 10/8/16

(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC 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)
Ronda Hardwick	SAME	
(NAME)	(NAME)	**131-08-0F-008.00-C O**
1122 Granny White Court		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204		
(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 **MARK A. ZAWODNY, MARRIED,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **RONDA HARDWICK,** 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:

Land in Davidson County, Tennessee, being Unit No. 3-B, Harding Heights Condominiums, as established under Master Deed of record in Instrument No. 20040521-0059693 and Supplement and Amendment No. 3, of record in Instrument No. 20051108-0135294 in the Register's Office, Davidson County, Tennessee, to which master deed reference is hereby made for a more particular description of said unit.

Being the same property conveyed to Mark A. Zawodny, unmarried by Special Warranty deed from Wells Fargo Bank, N.A. of record in Instrument No. 20100624-0049495 Register's Office for Davidson County, Tennessee, dated June 11, 2010 and recorded on June 24, 2010.

The above-described property is not the primary or marital residence of the grantor herein.

This conveyance is subject to:
- Taxes for the year 2015 and subsequent.
- Matters shown on the Plan of record in Plat Book 4300, Page 95, Register's Office for Davidson County, Tennessee.
- Matters shown on the Plan of record as Instrument Number 20040812-0097468, Register's Office of Davidson County, Tennessee.
- Master Deed establishing a Horizontal Property Regime of Harding Heights of record in Instrument Number 20040521-0059693, as amended in Instrument No. 20060808-0097413, Instrument No. 20040721-0087181, Instrument No. 20050504-0050176, Instrument No. 2051108-0135294, Instrument No. 20101119-0092636, Instrument No. 20120802-0068566 and Instrument No. 20120801-0067859, Register's Office for Davidson County, Tennessee.
- Sanitary Sewer Easement of record in Book 4593, Page 936, in the Register's Office for Davidson County, Tennessee.
- Agreements of record in Book 4511, Page 542, 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: **1122 Granny White Court , Nashville, Tennessee 37204**.

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 24th DAY OF SEPTEMBER, 2015.

Mark A. Zawodny

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MARK A. ZAWODNY, 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 executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 24th of September, 2015.

Notary Public
My Commission Expires: _____
(SEAL)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2016

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212