THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 16026732** BILL GARRETT, Davidson County Trans:T20160029722 DEEDWARR Recvd: 04/12/16 14:49 2 pgs Fees:13.00 Taxes:862.29 20160412-0035059	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $233,050.00. Affiant Subscribed and sworn to before me, this 8th day of April, 2016. Notary Public My Commission Expires: 10/18/16 DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

Address New Owner: Janine Jones 4500 Post Road Unit #30 Nashville TN 37205	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 103-14-0A-030.00-CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Elizabeth G. Marchetti n/k/a Elizabeth Marchetti Schimmer, married**("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Janine Jones**, unmarried woman ("Grantee"), her successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. C- 30, on the Horizontal Property Regime for The Hillwood, as recorded in the Master Deed of record in Book 5280, page 464, amended in Book 5281, page 357, Book 6553, paged 108, Book 6612, page 155 and Instrument No. 20130326-0029697, Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description together with an undivided percentage interest in the common elements allocated to said unit as set forth in said Master Deed.

Being the same property conveyed to ELIZABETH G. MARCHETTI and KEVIN J. MARCHETTI, TENANTS IN COMMON, by deed from J. CHRISTA SHREFFLER and MARY LISA SHREFFLER CREEKMUR and ANGIE ELIZABETH ROACH and ZACHARY SCOTT ROACH, of record in Instrument No. 20121119-0106304 , dated November 14, 2012 , said Register's Office.

Being further conveyed to ELIZABETH G. MARCHETTI by deed from ELIZABETH G. MARCHETTI and KEVIN J. MARCHETTI, of record in Instrument No. 20130605-0057127, dated May 28, 2013, said Register's Office.

Gary Michael Schimmer joins is this instrument for the purpose of conveying any and all interest in said property, marital or otherwise.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2016 and subsequent years for Map-Par. 103-14-0A-030.00-CO.
If improvements are completed after January 1 of any year the law requires

Liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated sections 67-5-603, et seq.

Matters shown on the Plan of record in Plat Book 52, page 43 and Plat Book 6250, page 503, said Register's Office.

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Book 5280, page 464, amended in Book 5281, page 357, Book 6553, page 108, Book 6612, page 155 and Instrument No. 20130326-0029697, By-Laws amended in Book 7702, page 606, Book 7822, page 263 and Instrument No. 20081125-0115372, said Register's Office.

This is improved property located at 4500 Post Road Unit #30 Nashville TN 37205

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 8th day of April, 2016.

Elizabeth G. Marchetti n/k/a Elizabeth Marchetti Schimmer

Gary Michael Schimmer

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Elizabeth G. Marchetti and Gary Michael Schimmer, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 8th day of April, 2016.

Notary Public

My Commission Expires: _____

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES SEPTEMBER 10, 2018