BILL GARRETT, Davidson County
Trans:T20160050780 DEEDWARRSP
Recvd: 06/15/16 14:19 3 pgs
Fees:18.00 Taxes:1850.00
20160615-0060676

BOX 44

THIS INSTRUMENT PREPARED BY:
WESLEY D. TURNER
GULLETT, SANFORD, ROBINSON & MARTIN, PLLC
150 Third Avenue South
Suite 1700
Nashville, Tennessee 37201
(615) 244-4994

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $500,000.00.

Affiant

Subscribed and sworn to before me, this 14th day of June, 2016.

Notary Public

My Commission Expires: JULY 2, 2018

WESLEY D. TURNER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Number:
Michael Cian and Laurie Cian 111 Westhampton Place Nashville, TN 37205	SAME	091070Z00100CO

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **THOMAS A. DOZIER, JR. AND WIFE, RITA DOZIER**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **MICHAEL CIAN AND WIFE, LAURIE CIAN**, hereinafter called

the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. A, as shown on the plat attached as Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions for 5001 Kentucky Avenue Townhouse, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20150811-0080442, which is a planned unit development, and By-Laws attached thereto, to which reference is hereby made for a more particular description of said property.

Being part of the same property conveyed to Catherine L. Dozier, an unmarried woman, and Thomas A. Dozier, Jr., a married man, as tenants in common with right of survivorship, by deed from 5001 Kentucky, LLC, a Tennessee limited liability company, of record in Instrument No. 20150504-0040036, Register's Office for Davidson County, Tennessee. By Quitclaim Deed Catherine L. Dozier conveyed all right, title and interest unto Thomas A. Dozier, Jr. and wife, Rita Dozier, of record in Instrument No. 20150828-0087555, Register's Office for Davidson County, Tennessee.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2016 taxes, a lien not yet due and payable, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. Matters shown on the Plan of record in Book 57, pages 74 and 75, Register's Office for Davidson County, Tennessee.

3. Restrictive Covenant retained in the deed of record in Instrument No. 20150504-0040036, Register's Office for Davidson County, Tennessee.

4. Subject to any and all easement(s) retained in the Ordinance No. 77-710, filed with the Metropolitan County Clerk's Office for Davidson County, Tennessee.

5. Declaration of Covenants, Conditions and Restrictions for 5001 Kentucky Avenue, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20150811-0080442, Register's Office for Davidson County, Tennessee.

This is improved property known as: **4921 Kentucky Avenue, Nashville, TN 37209.**

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, their heirs and assigns, forever; and Grantors further covenant and bind themselves, their heirs and assigns, to specially 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 claiming by, through or under said Grantors, but not otherwise.

WITNESS my hand this 14th day of June, 2016.

Thomas A. Dozier, Jr.

Rita Dozier

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **THOMAS A. DOZIER, JR.**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 14th day of June, 2016

Notary Public

My Commission Expires: _____

WESLEY D. TURNER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires JULY 2, 2018

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **RITA DOZIER**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 14th day of June, 2016

Notary Public

My Commission Expires: _____

WESLEY D. TURNER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires JULY 2, 2018

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