Davidson County DEEDWARR
Recvd: 06/23/16 10:09 2 pgs
Fees:13.00 Taxes:1628.00
**20160623-0064000**

DOLORES E. BROWN
NOTARY PUBLIC
STATE OF TENNESSEE
COUNTY OF SUMNER
My Comm. Expires
April 24, 2019

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $440,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF JUNE, 2016.

Notary Public

MY COMMISSION EXPIRES: 4/24/19
(AFFIX SEAL)

O-PR-16-2600-247-T

**THIS INSTRUMENT WAS PREPARED BY**

162982
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) |
|---|---|---|
| **David M. Dembski and Suzanne E. Dembski** | Huntington National Bank | |
| (NAME) | (NAME) | **117-3-H-247.00CO** |
| **2600 Hillsboro Pike #247** | 7575 Huntington Park Drive | |
| (ADDRESS) | (ADDRESS) | |
| **Nashville, TN 37212** | Columbus, OH 43235 | |
| (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 consideration, the receipt of which is hereby acknowledged, **UNITED PROPERTIES SOUTHWEST-NASHVILLE ENCLAVE II, LLC,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **DAVID M. DEMBSKI AND SUZANNE E. DEMBSKI,** hereinafter called the Grantee(s), his/her/its/their heirs, successors 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 247, on the Plan of Enclave at Hillsboro Village Condominiums, as established under Master Deed of record in Instrument No. 20051005-0119789, as amended in Instrument No. 20060210-0016562 and 20060919-0116052, Register's Office for Davidson County, Tennessee, to which Master Deed reference is hereby made for a more particular description of said Unit.

Being a portion of the same property conveyed to United Properties Southwest-Nashville Enclave II, LLC by Special Warranty Deed from Nashville Enclave, LP, A Texas Limited Partnership (FKA Nashville Enclave Apartments, L.P, A Texas Limited Partnership, recorded September 14, 2016 in Instrument No. 20060914-0113893, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
- Subject to 2016 County Taxes.
- Master Deed recorded in Instrument No. 20051005-0119789, amended in 20060210-0016562 and 20060919-0116052,Register's Office for Davidson County, Tennessee.
- Charter of Homeowners Association of record in Instrument No. 20050926-0115605 and 20050928-0116816, Register's Office for Davidson, County, Tennessee.
- Storm Water Detention Agreement as set forth in instrument recorded in Instrument No. 20060406-0039476, 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: **2600 Hillsboro Pike #247, Nashville, Tennessee 37212**.

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

Witness my/our hand(s) this the 17th DAY OF JUNE, 2016.

United Properties Southwest-Nashville Enclave II, LLC
BY: United Properties Southwest, LLC, a Texas limited liability company, Manager

BY: _____
Gary D. Pickens, President

STATE OF TEXAS
COUNTY OF COLLIN

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, GARY D. PICKENS, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself to be the PRESIDENT of UNITED PROPERTIES SOUTHWEST, LLC, A TEXAS LIMITED LIABILITY COMPANY, MANAGER OF UNITED PROPERTIES SOUTHWEST-NASHVILLE ENCLAVE II, LLC, the within named bargainor, a limited liability company, and that he as such PRESIDENT executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 17th day of June, 2016.

_____
Notary Public

My Commission Expires:

NOTARY PUBLIC STATE OF TEXAS
KIM A. ROBERTS
Notary Public
STATE OF TEXAS
My Comm. Exp. Feb. 24, 2018

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

True Copy Certification

I Anita L. Leach, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true correct copy of the original document executed and authenticated according to law.

Anita L. Leach

State of Tennessee/County of Wilson SS:

Personally appeared before me, Shelly M Smith, a notary public for this County and State, Anita L. Leach, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

SHELLY M. SMITH
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY

Shelly M Smith
Commission Expires
4-24-2018