Davidson County	DEEDWARR
Recvd: 07/20/16 16:32	3 pgs
Fees:18.00 Taxes:606.80	
20160720-0074941	

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 16057757** 163149	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $164,000.00. Affiant Subscribed and sworn to before me, this 24th day of June, 2016. Notary Public My Commission Expires: 3/6/18

DAWN D. CHASE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Sara Lee Rone 507 HUNTINGTON RIDGE DR Nashville TN 37211-5995	New Owner	Tax Parcel ID No. 161-11-0A-130.00 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, **Gary P. Germaine, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Sara Lee Rone*** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows: *unnamed

Land in Davidson County, Tennessee, being UNIT 130, REVISION ONE, HUNTINGTON RIDGE TOWNHOUSE CONDOMINIUMS, as shown on plat of record in Plat Book 9700, Page 846, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed by Quitclaim Deed from Gary P. Germaine, unmarried and Joe Rodgers and Susan A. Rodgers, husband and wife, as joint tenants to Gary P. Germaine, unmarried, as recorded on the 9th day of February, 2007 in Instrument No. 20070209-0017352 and Warranty Deed from A. Bruce Fahnestock and wife, Cynthia S. Fahnestock to Gary P. Germaine, unmarried and Joe Rodgers, married, as joint tenants, as recorded on the 8th day of August, 2003 in Instrument No. 20030808-0113467, in the Register's Office of Davidson County, Tennessee.

Subject property is not marital residence of the Grantor.

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.

County of Davidson taxes for the year 2016 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat recorded in Plat Book 4460, Page(s) 67, Plat Book 4675, Page 9 and Plat Book 9700, Page 846.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 4729, Page 687, Book 4889, Page 905, Book 5394, Page 243 and Instrument No. 20110331-0024865.

Terms and provisions of by-Laws recorded in Book 7423, Page 762 and Instrument Nos. 20080324-0029069, 20130724-0076332.

Charter of Huntington Ridge Townhome Homeowners Association, Inc. recorded in Book 4729, Page 682 and Book 4890, Page 84.

Easement for Ingress and Egress, recorded in Book 6396, Page 896.

Easement for Comcast Nashville I, LLC, recorded in Instrument No. 20140902-0079897.

Stormwater Detention Agreement as set forth recorded in Book 9732, Page 551 and Book 9775, Page 308.

Conveyance of common area recorded in Book 4742, Page 570.

This is improved property located at 507 HUNTINGTON RIDGE DR Nashville, TN 37211-5995.

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 24th day of June, 2016.

Gary P. Germaine by attorney in fact

Gary P. Germaine
By: Corey Rodgers, 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, **Corey Rodgers,** with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the **Attorney-in-fact for Gary P. Germaine,** of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 24th day of June, 2016.

JONATHAN B. HARRIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires May 10, 2019

Notary Public

My Commission Expires: _____

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
My Commission Expires 04-24-2016

Shelly M Smith