WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160070500 DEEDWARR
Recvd: 08/15/16 10:41 2 pgs
Fees:13.00 Taxes:780.70
20160815-0084673

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $211,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 11TH DAY OF AUGUST, 2016.

NOTARY PUBLIC

MY COMMISSION EXPIRES

KATHY SNIDER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN My Commission Expires May 8, 2018

THIS INSTRUMENT PREPARED BY
Compass Land Title, LLC, 278 Franklin Road, Ste. 190, Brentwood, TN 37027
file # 16-2197B

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Mitchell Hollander	SAME	093-11-0C-015.00-CO
616 2Nd Avenue South		
Nashville, TN 37210-2065		

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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

DARLENE CARDINAL AND HUSBAND, KIM CARDINAL

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

MITCHELL STEVEN HOLLANDER, UNMARRIED

HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 15, on the Plan of Rutledge House Condominiums, of record in Plat Book 6200, page 318 and amended in Plat Book 11700, Page 26, as established in the Master Deed Establishing Rutledge House Condominiums of record in Book 11687, page 739, Register's Office for said County, to which plan reference is hereby made for a more
complete description.

Being the same property conveyed to Darlene Cardinal and Kim Cardinal by Warranty deed from Robert G. Jackson, married of record in Instrument No. 20120626-0055893 Register's Office for Davidson County, Tennessee, dated June 21, 2012 and recorded on June 26, 2012.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2016, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 6200, Page 318, and Book 11700, page 26, Register's Office for Davidson County, Tennessee.

The premises herein is a condominium apartment established pursuant to the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; also subject to easements, rights, and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and also including without limitations all conditions, covenants, restrictions, reservations, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property regime of Rutledge House Condominiums, and recorded in Book 11687, page 739, Register's Office for Davidson County, Tennessee.

Charter of Rutledge House Condominium Owners Association Homeowner's Association of record in Book 11687, page 735, in the Register's Office for Davidson County, Tennessee.

Deed of Conveyance as to sanitary sewers of record in Book 6974, Page 969, in the Register's Office for Davidson County, Tennessee.

Easement (s) to Metropolitan Government of Nashville and Davidson County, Tennessee, as set forth in instrument recorded in Book 10512, page 477, and Book 10512, page 464, in the Register's Office for Davidson County, Tennessee.

Easement (s) to Metropolitan Government of Nashville and Davidson County, Tennessee, as set forth in instrument recorded in Book 6807, page 851, and Book 6616, page 614, in the Register's Office for Davidson County, Tennessee.

Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.

BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

Subject to rights of others in and to the common areas and/or elements.

This is property known as 616 2Nd Avenue South, Nashville, TN 37210-2065

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 GRANTEES, 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 hand on the 11th day of August, 2016.

Darlene Cardinal

By Attorney in Fact

Darlene Cardinal

By: J. Carlton Drumwright, Attorney-In-Fact

Kim Cardinal

By Attorney in Fact

Kim Cardinal

By: J. Carlton Drumwright, Attorney-In-Fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared J. CARLTON DRUMWRIGHT, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged executing the within instrument on behalf of DARLENE CARDINAL AND KIM CARDINAL, for the purposes therein contained, and who further proved to me to be the Attorney In Fact for and authorized to execute this instrument on behalf of DARLENE CARDINAL AND KIM CARDINAL.

Witness my hand and official seal, this 11th day of August, 2016.

Elizabeth J Barnes

Notary Public

My Commission Expires: 1-26-19



File #: 16-2197B

RECORD & RETURN TO:

COMPASS LAND TITLE, LLC

278 Franklin Road, Ste. 190

Brentwood, TN 37027