# WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160071356 DEEDWARR
Recvd: 08/17/16 09:11 2 pgs
Fees:13.00 Taxes:925.00
20160817-0085651

O-VRES-16-230-T

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $250,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF AUGUST, 2016.

Notary Public

MY COMMISSION EXPIRES: 10/18/16

(AFFIX SEAL)

DANA DELWORTH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

**THIS INSTRUMENT WAS PREPARED BY**
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) |
|---|---|---|
| **Jonathan B. Bass** | **First Community Mortgage, Inc.** | |
| (NAME) | (NAME) | **161-14-B-230.00CO** |
| **230 Highland Villa Circle** | **275 Robert Rose Drive** | |
| (ADDRESS) | (ADDRESS) | |
| **Nashville, TN 37211** | **Murfreesboro, TN 37129** | |
| (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, **CHERYL CALINA BURNS (F/K/A CHERYL CALINA DIPAOLA), A SINGLE WOMAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JONATHAN B. BASS, A SINGLE MAN,** 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 No. 230 on the Plan of Highland Villa Condominiums, as established by Master Deed of record in Book 7278, Page 312, amended in Book 7347, Page 717, Book 7352, Page 630, Book 7467, Page 850, Book 7470, Page 153, Book 7600, Page 361, Book 8090, Page 537, Book 8131, Page 95, Book 8173, Page 84, Book 8199, Page 148 and Book 10871, Page 282, said Register's Office, for which reference is hereby made for a more complete description.

Being the same property conveyed to Cheryl Calina DiPaola, unmarried, by Warranty Deed from T & E Land Development, LLC, recorded September 9, 1998 in Book 11104, Page 665, Register's Office for Davidson County, Tennessee. The said Cheryl Calina DiPaola having since married and divorced and is now known as Cheryl Calina Burns.

This is not a marital or primary residence of grantor herein.

This conveyance is subject to:
• Subject to all matters shown on the Boundary Plat of record in Plat Book 6200, Page 473, Register's Office for Davidson County, Tennessee.
• The premises herein insured 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 and is subject to the By-Laws for the administration thereof; also subject to the 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 buildings thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Highland Villa Condominiums, a Residential Condominium of record in Book 7278, Page 312, amended in Book 7347, Page 717, Book 7352, Page 630, Book 7467, Page 850, Book 7470, Page 153, Book 7600, Page 361, Book 8090, Page 537, Book 8131, Page 95, Book 8173, Page 84, Book 8199, Page 148 and Book 10871, Page 282, said Register's Office, for which reference is hereby made for a more complete description
• By-Laws of record in Book 7278, Page 334, Book 8090, Page 537, Book 8131, Page 95, Book 8058, Page 595, Book 9730, Pages 265, 268 and 271, Book 8658, Page 595, Instrument No. 20021118-0142476 and Instrument No. 20081210-0119221, Register's Office for Davidson County, Tennessee.
• Charter of Homeowner's Association of record in Book 7278, Page 310, Register's Office for Davidson County, Tennessee.
• Deed of Conveyance as to State of Tennessee for Right-of-Way and Drainage of record in Book 7913, Page 753, Register's Office for Davidson County, Tennessee.
• Agreement for Dedication of Easement for Water Mains and Appurtenances of record in Book 8175, Page 774, Register's Office for Davidson County, Tennessee.

- Subject to rights of others in and to the common areas and/or elements.
- Property taxes for the year 2016 and thereafter, not yet due and payable;
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **230 Highland Villa Circle, Nashville, Tennessee 37211**.

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 covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), 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/our hand(s) this the 15th DAY OF AUGUST, 2016.

Cheryl Calina Burns

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CHERYL CALINA BURNS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 15th of August, 2016.

Notary Public
My Commission Expires: 3-6-18
(SEAL)

JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

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