BILL GARRETT, Davidson County
Trans:T20160074193 DEEDWARR
Recvd: 08/25/16 09:43 2 pgs
Fees:13.00 Taxes:506.90

20160825-0088928

THIS INSTRUMENT PREPARED BY:

CHAFFIN & BURNSED, PLLC
49 MUSIC SQUARE WEST, SUITE 502
NASHVILLE, TN 37203
(615) 460-7478

HILARY MOHSENZADEH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-02-2018

WARRANTY DEED

STATE OF TENNESSEE)
COUNTY OF)

The actual consideration or value, whichever is greater, for this transfer is $137,000.00.

Affiant

Subscribed and sworn to before me as of the 23rd day of August, 2016.

Notary Public

My Commission Expires: _____

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP – PARCEL #
Thaddeus Joseph Bonczar, Jr. 6050 Deal Avenue Nashville, TN 37209-1702	Churchill Mortgage 7616 Old Nickory Blvd. #400 Brentwood, TN 37027	091-09-0A.001.00-CO

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named "Grantee," and other good and valuable consideration, the receipt and sufficiency all of which is hereby acknowledged, **Carly Michele Southworth, unmarried**, hereinafter referred to as "Grantor," has bargained and sold, and by these presents does transfer and convey unto **Thaddeus Joseph Bonczar, Jr.,** his heirs and/or assigns, hereinafter referred to as "Grantee," a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Lying and being in Davidson County, State of Tennessee, being Unit 1, of the Deal Avenue Planned Unit Development, as shown on plat of record in Book 6200, Page 354, (also referred to as Parkside Place in the Declaration of Covenants, Conditions and Restrictions, of record in Book 6716, Page 400) in the Register's Office of Davidson County, State of Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Carly Michele Southworth by Warranty deed from Ralph E. McDearmon, unmarried of record in Instrument No. 20080109-0002549 Register's Office for Davidson County, Tennessee, dated December 21, 2007 and recorded on January 09, 2008.

Being also known as 6050 Deal Avenue Nashville, Tennessee 37209-1702.

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said "Grantee," his heirs and/or assigns forever; and "Grantor" does covenant with the said "Grantee" that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as stated herein as follows:

1. Easements or claims of easements not shown by the Public Records.
2. If improvements are completed after January 1 of any year, the law requires supplemental assessment for the year in which improvements are completed as defined by statute. We assume no liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated, Section 67-5-603 et seq.
3. Taxes for the year 2016, a lien not yet due and payable.
4. Subject to all matters shown on the Plan of record in Plat Book 6200, Page 354, Register's Office for Davidson County, Tennessee.
5. Subject to all matters shown on the PUD Boundary of record in Plat Book 6200, Page 321, Register's Office for Davidson County, Tennessee.
6. 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 Deal Avenue of record in Book 6714, Page 400, Register's Office for Davidson County, Tennessee.
7. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 6714, Page 400, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
8. Deed of Conveyance of record in Book 7026, Page 854, in the Register's Office for Davidson County, TN.
9. Storm Water Detention Agreement of record in Book 6654, Page 396, in the Register's Office for Davidson County, Tennessee.
10. Deed to Parkside Place HOA of record in Book 6862, Page 510, in the Register's Office for Davidson County, TN.
11. By-Laws of record in Book 6714, Page 408, in the Register's Office for Davidson County, Tennessee.
12. Charter of record in Book 6676, Page 41, in the Register's Office for Davidson County, Tennessee.
13. Subject to rights of others in and to the common areas and/or elements.
14. The taxes for 2016 have been prorated at closing and are assumed by Grantee.
15. This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

Grantor further covenants and binds herself, her heirs and representatives to warrant and forever defend the title to said real estate to said Grantee, his heirs and/or assigns, against the lawful claims of all persons whatsoever.

IN WITNESS WHEREOF, the "Grantor" has caused her name to be affixed hereto as of the 23rd day of August, 2016.

Carly Michele Southworth

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Carly Michele Southworth,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal in Nashville, Tennessee, this 23rd day of August, 2016.

KIMBERLY CARTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires JAN 8, 2019

Notary Public
My Commission Exp.: 1-8-19