(2)

Return To:
McCann & Hubbard
1804 Williamson Ct, Suite 201
Brentwood, TN 37027
615-377-3319

EMILY BETTS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires MAR. 9, 2020

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or ~~value~~, whichever ~~is greater~~, for this transfer is $245,000.00

Affiant

Subscribed and sworn to before me, this 29th day of September, 2016.

Notary Public

My commission expires: 3/9/20

BILL GARRETT, Davidson County
Trans:T20160088358 DEEDWARR
Recvd: 10/06/16 15:50 2 pgs
Fees:13.00 Taxes:906.50
20161006-0106065

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Michael K. Dickinson	**New Owner**	**Map/Parcel: 104-024-B-216.00CO**
3000 Vanderbilt Place Unit #216		
Nashville , TN 37212		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Edubina Arce, unmarried, and Marcela Gallego, an unmarried woman f/k/a Marcela Thornhill

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Michael K. Dickinson

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

A certain condominium located in Davidson County, Tennessee, being Unit No. 216 of Bristol West End, a Condominium Development 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, under the Master Deed establishing Bristol West End, a Condominium Development, of record as Instrument No. 20070503-0053313 in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all 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 thereof, said Unit being depicted on Exhibit "C" to said Master Deed; together with a percentage interest in the common elements and voting percentage set forth in Exhibit "D' to said Master Deed, as amended in Instrument No. 20070629-0077729, in said Register's Office.

Being the same property conveyed to Marcella Thornhill and Daniel Thornhill, wife and husband, and Edubina Arce, married, by Warranty Deed, from Bristol West End Ventures, Inc., a Tennessee Corporation, dated September 26, 2007, of record in Instrument No. 20071002-0117242, Register's Office for Davidson County, Tennessee. Raul Becerra Bautista, married, conveyed his interest in said property pursuant to the Final Decree of divorce, Docket No. 10D2546, to Edubina Arce, dated May 18, 2011, of record in Instrument No. 20121221-0117844, Register's Office for Davidson County, Tennessee. Daniel Thornhill conveyed his interest in said property pursuant to the Final Decree of divorce, FMCE11-17054, to Marcela Thornhill, dated March 28, 2012, of record in Instrument No. 20160811-0083772, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees; including Rollback taxes, if any.
Restrictive covenants contained in an instrument of record in Book 4626, Page 719, amended in Instrument No. 20050105-0001970, Register's Office for DAVIDSON County, Tennessee.

Access Easement of record in Instrument No. 20060320-0031877 and Instrument No. 20060405-0039176, Register's Office for DAVIDSON County, Tennessee.
All matters of record in Plat Book 161, Page 77, Book 332, Page 8, and Instrument No. 20060801-0093560, Register's Office for DAVIDSON County, Tennessee.
Charter for HOA of record in Instrument No. 20050420-0044078, Register's Office for DAVIDSON County, Tennessee.
Storm Water Detention Agreement of record in Instrument No. 20050603-0062976, Register's Office for DAVIDSON County, Tennessee.
Sewer Easement of record in Instrument No. 20040615-0070569, Register's Office for DAVIDSON County, Tennessee.
Master Deed of record in Instrument No. 20070503-0053313, amended in Instrument No. 20070629-0077729, Instrument No. 20081016-0104201, Instrument No. 20101130-0095113 and Instrument No. 20151228-0130187, Register's Office for DAVIDSON County, Tennessee.
Subject to the flow of any stream across the subject property.
Any and all visible easements lying on or across the property.
Subject to rights of others in and to common areas / elements.
Subject to lien for special assessment contained in DCCR's / Master Deed.
Subject to HOA dues, if any.
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.

This is improved property known as 3000 Vanderbilt Place Unit #216, Nashville, TN 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 GRANTEES 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 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/our hand(s) this 29th day of September, 2016.

Edubina Arce

Marcela Gallego
By: Russell J. McCann, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, Edubina Arce, the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that he/she/they executed this instrument for the purposes therein contained.

Witness my hand, at office, this 29th day of September, 2016.

Notary Public

ALICIA R. HAMILTON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MY COMMISSION EXPIRES AUGUST 20, 2017

My Commission Expires:_____

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Russell J. McCann, with whom I am personally acquainted (or who proved to me his/her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the within instrument on behalf of Marcela Gallego, for the purposes therein contained, and who further proved to me that he/she is the Attorney in Fact for Marcela Gallego, and is authorized by Marcela Gallego, to execute this instrument on his/her behalf.

Witness my hand, at office, this 29th day of September, 2016.

Notary Public

My Commission Expires:_____

File #: **160610JM**
RECORD & RETURN TO:
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

ALICIA R. HAMILTON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MY COMMISSION EXPIRES AUGUST 20, 2017