WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20160098681 DEEDWARR
Recvd: 11/08/16 08:40 2 pgs
Fees: 13.00 Taxes: 1073.00
20161108-0117994

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $290,000.00.

Raymond R. Baruzzini
Affiant

Subscribed and sworn to me on 2nd November, 2016.

Todd A. Bricker
NOTARY PUBLIC

My Commission Expires:

TODD A. BRICKER
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires 9-11-2017

THIS INSTRUMENT WAS PREPARED BY:
Todd A. Bricker
ORTALE, KELLEY, HERBERT & CRAWFORD
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #29955SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Michael Warren Stern Isabel Sondra Cassen 135 Harpeth Trace Smt Nashville, TN 37221	New Owner	143-03-0D-135.00-CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Raymond R. Baruzzini and wife, Deborah N. Baruzzini, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents does transfer and convey unto Michael Warren Stern and Isabel Sondra Cassen, Joint Tenants, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

A certain Condominium Apartment in Davidson County, Tennessee, described as follows to wit: Unit No. 135 in a Horizontal Property Regime located on the Plan of Harpeth Trace Condominiums of record in Book 5050, page 47, said Register's office to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Raymond R. Baruzzini and Deborah A. Nunn, now known as Deborah Baruzzini, husband and wife by Warranty deed from Jan Patrick of record in Instrument No. 20060418-0043812 Register's Office for Davidson County, Tennessee, dated April 13, 2006 and recorded on April 18, 2006, re-recorded on January 02, 2007, recorded in Instrument No. 20070102-0000265. The undersigned Deborah N. Baruzzini and Deborah A. Nunn are one and the same person.

The conveyance of the above-described parcel of land is subject to the following:

1. 2016 Davidson County taxes which have been paid by the Grantor and prorated by the parties and assumed by the Grantee(s).
2. Subject to all matters shown on the Plan of record in Plat Book 5050, Page 47, Register's Office for Davidson County, Tennessee.
3. 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, though, 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 Harpeth Trace Condominium of record in Book 5116, Page 751, Register's Office for Davidson County, Tennessee.

4. Restrictive covenants of record in Book 5120, Page 918, corrected in Book 5182, page 767, amended in Book 5182, page 769, in the Register's Office for Davidson County, Tennessee.
5. Charter of Incorporation of Harpeth Trace Services Association of record in Book 5120, Page 199, amended in Book 6556, page 693, in the Register's Office for Davidson County, Tennessee.
6. Charter of Incorporation of Harpeth Trace Condominiums of record in Book 8052, Page 512, in the Register's Office for Davidson County, Tennessee.
7. Easements to the Metropolitan Government of Nashville and Davidson County for Sanitary Sewers and/or storm drainage of record in Book 4889, Page 192, Book 5099, page 783, Book 5142, pages 690 and 694, in the Register's Office for Davidson County, Tennessee.
8. Easement for ingress and egress of record in Book 4734, Page 901, in the Register's Office for Davidson County, Tennessee.
9. Easement for access of record in Book 3930, Page 192, in the Register's Office for Davidson County, Tennessee.

This property is also known as improved property located at 135 Harpeth Trace Smt, Nashville, TN 37221-3157.

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, their heirs and assigns, forever, and GRANTORS does covenant with the said GRANTEES that they 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 GRANTORS does further covenant and bind themselves, their heirs and assigns, 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 2nd day of November, 2016.

Raymond R. Baruzzini

Raymond R. Baruzzini

Deborah N. Baruzzini

Deborah N. Baruzzini

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Before me personally appeared Raymond R. Baruzzini and Deborah N. Baruzzini to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that (s)he executed the same as his/her free act and deed.

Witness my hand and official seal on 2nd November, 2016.

Todd A. Bricker

NOTARY PUBLIC

My Commission Expires: _____

TODD A. BRICKER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires 8-11-2017