BILL GARRETT, Davidson County
Trans:T20160113765 DEEDWARR
Recvd: 12/27/16 15:32 2 pgs
Fees:13.00 Taxes:604.95
20161227-0135929

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 16109700**	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $163,500.00. Affiant Subscribed and sworn to before me, this 23rd day of December, 2016. Notary Public My Commission Expires: 11/05/18

MEREDITH MALLOY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires November 5, 2018

WARRANTY DEED

Address New Owner: Zachery Straton and Samantha Straton 2025 WOODMONT BLVD #217 Nashville TN 37215-1564	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 117110J21700CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Michael Girone, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Zachery Straton and Samantha Straton, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 217 of the The Hillmont Condominiums, established by and shown as Exhibit C-1 and C-141 to the Master Deed of record in Instrument No. 200402090015685 as re-recorded in Instrument No. 200402120017074, and amended in Instrument Nos. 200504040036415 and 20050512-0053861, Register's Office for said County, to which reference is hereby made for a more complete and accurate legal description of said Unit.

Being the same property conveyed to Michael Girone, a married person by Warranty Deed from Alamanda Balaji Kumar and wife, Vijayalakshmi Lakshmanan, recorded on the 8th day of July, 2014 in Instrument No. 20140708-0059808, in the Register's Office of Davidson County, Tennessee.

Said property was never primary marital residence of Grantor.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2017 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing THE HILLMONT Condominium of record in Instrument No. 20040209-0015685, as re-recorded at Instrument No. 20040212-0017074, as amended by instrument(s) of record in Instrument Nos. 20050404-0036415 and 20050512-0053861; also subject to easements, rights and interests 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.

Right of Entry Agreement as set forth in instrument recorded in Book 9921, Page 620.
Grant of Easement as set forth in instrument recorded in Instrument No. 20110930-0075711.

This is improved property located at 2025 WOODMONT BLVD #217 Nashville TN 37215-1564

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 23rd day of December, 2016.

Michael Girone
By: Josh Anderson, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Josh Anderson with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-fact for Michael Girone, of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 22nd day of December 2016.

Notary Public

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES SEPTEMBER 10, 2018