WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170020301 DEEDWARR
Recvd: 03/09/17 09:44 2 pgs
Fees:13.00 Taxes:1043.40
20170309-0023304

Y-VRES-17-938B

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $282,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF MARCH, 2017.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

DIANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-06-2020

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)
Richard Sowienski and RolaJean Sowienski	**New Owner**	
(NAME)	(NAME)	
938 W Eastland Avenue B		**082-08-0A-004.00-CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(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, **CHARLES HOOVER, VI AND KARISA DOUGHTY-HOOVER, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **RICHARD SOWIENSKI AND ROLAJEAN SOWIENSKI, HUSBAND AND WIFE,** 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 4, The West Eastland Townhomes, as established under Master Deed of record in Instrument 20060718-0086336 Amended at Instrument Nos. 20061026-0132919 and 20070227-0024222, in the register's office, Davidson County, Tennessee, to which master deed reference is hereby made for a more particular description of said unit.

Being the same property conveyed to Charles Hoover, VI and Karisa Doughty, both unmarried, as joint tenants with rights of survivorship by Warranty deed from Urban Blueprint, LLC of record in Instrument No. 20070504-0053743 Register's Office for Davidson County, Tennessee, dated April 27, 2007 and recorded on May 04, 2007. Karisa Doughty having since married and is now known as Karisa Doughty-Hoover.

This conveyance is subject to:
- Subject to all matters shown on the Plan of record in Plat Book 332, Page 63, Register's Office for Davidson County, Tennessee.
- Master Deed establishing a Horizontal Property Regime of The West Eastland Townhomes of record in Instrument Number 20060718-0086336, First Amendment in Instrument Number 20061026-0132919, Second Amendment in Instrument Number 20070227-0024222, and Third Amendment in Instrument Number 20070718-0085401, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws, as amended in Instrument Number. 200700227-0024223.
- Easement of record in Book 7444, Page 494 and Instrument Number 20050916-0111407, in the Register's Office for Davidson County, Tennessee.
- Charter of record in Instrument Number 20060630-0078477, in the Register's Office for DavidsonCounty, Tennessee.
- Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage, Water Main, Pumps and Appurtenances of record in Instrument Number 20060811-0098974, in the Register's Office for DavidsonCounty, Tennessee.
- Stormwater Detention Agreement of record in Instrument Number 20060811-0099008, in the Register's Office for DavidsonCounty, Tennessee.
- Conveyance of common area of record in Instrument Number 20141112-0104213, in the Register's Office for DavidsonCounty, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **938 W Eastland Avenue B, Nashville, Tennessee 37206**.

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 3rd DAY OF MARCH, 2017.

Charles Hoover, VI

Karisa Doughty-Hoover

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CHARLES HOOVER, VI, 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 3rd of March, 2017.

Notary Public
My Commission Expires: _____
(SEAL)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 03-03-2020

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KARISA DOUGHTY-HOOVER, 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 3rd of March, 2017.

Notary Public
My Commission Expires: _____
(SEAL)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 03-03-2020

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