WARRANTY DEED

R-VRES-17-710-7

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $363,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF MARCH, 2017.

Notary Public

MY COMMISSION EXPIRES: 9-20-2017
(AFFIX SEAL)

LISA S. GEOGHEGAN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

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)
Michael Molinar and Amanda Molinar	Regions Bank d/b/a Regions Mtg.	
(NAME)	(NAME)	**081-08-4B-011.00-CO**
710 Buchanan St #7	2050 Parkway Office Cir	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208	Birmingham, AL 35244	
(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, **PATRICK B. WILSON, SR., AND SHAWNA J. WILSON, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MIKE MOLINAR AND AMANDA MOLINAR, 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 No. 11, as shown on the plat attached as Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions for Salemtown Cottages, a horizontal property regime with private elements, which is a planned unit development, as shown of record in Instrument No. 20130930-0102050, as amended by First Amendment to Declaration of Covenants, Conditions and Restrictions for Salemtown Cottages and Bylaws of Salemtown Cottages Homeowner's Association, Inc., of record as Instrument No. 20140509-0040031, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more particular description of said property.

Being a portion of the same property conveyed to HR Properties of Tennessee, a Tennessee general partnership by Warranty deed from Charles L. Bamman, Jr. and wife, Karen M. Bamman of record in Instrument No. 20130723-0076079 Register's Office for Davidson County, Tennessee, dated July 19, 2013 and recorded on July 23, 2013. (Value or consideration as shown in aforementioned deed $48,500.00.)

Being the same property conveyed to Patrick B. Wilson, Sr., and Shawna J. Wilson, husband and wife by Warranty deed from HR Properties of Tennessee, a Tennessee general partnership of record in Instrument No. 20160216-0014630 Register's Office for Davidson County, Tennessee, dated February 12, 2016 and recorded on February 16, 2016. (Value of consideration shown in aforementioned deed $350,000.00.)

This conveyance is subject to:
- Taxes for the year 2017and thereafter a lien not yet due and payable.
- All matters shown on the Plan of record in Plat at Instrument No. 20140701-0057888, Register's Office for Davidson County, Tennessee.
- All matters shown on the Plan of record in Plat Book 21, Page 105, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20130930-0102050, amended in Instrument No. 20140509-0040031, Register's Office for Davidson County, Tennessee.
- Charter for HOA of record in Instrument Number 20130930-0102049, in the Register's Office for DavidsonCounty, Tennessee.
- Storm water detention agreement of record in Instrument Number 20140424-0034431, in the Register's Office for DavidsonCounty, Tennessee.
- Terms and conditions of the easements as contained in Deed to the State of Tennessee of record in Book 4130, Page 170, in the Register's Office for Davidson County, Tennessee.
- Terms and conditions of the easements as contained in Deed to the State of Tennessee of record in Instrument Number 20060912-0112604, in the Register's Office for DavidsonCounty, Tennessee.
- Terms and conditions of the easements as contained in Deed to the State of Tennessee of record in Book 4127, Page 397, in the Register's Office for Davidson County, Tennessee.
- Terms and conditions of the easements as contained in Deed to the State of Tennessee of record in

BILL GARRETT, Davidson County
Trans:T20170025972 DEEDWARR
Recvd: 03/28/17 10:23 2 pgs
Fees:13.00 Taxes:1344.95
20170328-0030026

Instrument Number 20070102-0000128, in the Register's Office for DavidsonCounty, Tennessee.
• Terms and conditions of the easements as contained in Deed to the State of Tennessee of record in Book 4122, Page 106, in the Register's Office for Davidson County, Tennessee.
• Terms and conditions of the easements as contained in Deed to the State of Tennessee of record in Instrument Number 20060329-0035799, in the Register's Office for DavidsonCounty, Tennessee.
• Terms and conditions of the easements as contained in Deed to the State of Tennessee of record in Book 4149, Page 459, in the Register's Office for Davidson County, Tennessee.
• Terms and conditions of the easements as contained in Deed to the State of Tennessee of record in Instrument Number 20060405-0039126, in the Register's Office for DavidsonCounty, Tennessee.
• Terms and conditions of the easements as contained in Deed to the State of Tennessee of record in Book 4117, Page 233, in the Register's Office for Davidson County, Tennessee.
• Terms and conditions of the easements as contained in Deed to the State of Tennessee of record in Instrument Number 20051214-0149957, in the Register's Office for DavidsonCounty, Tennessee.
• Terms and conditions of the easements as contained in Deed to the State of Tennessee of record in Instrument Number 20060213-0017453, 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: **710 Buchanan St #7, Nashville, Tennessee 37208**.

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 24th DAY OF MARCH, 2017.

Patrick B. Wilson, Sr.

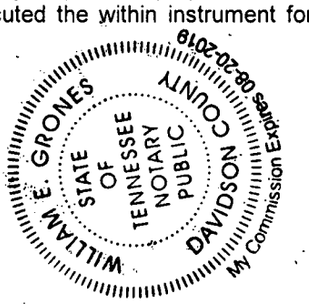
Shawna J. Wilson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, PATRICK B. WILSON, SR., 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 24th of March, 2017.

Notary Public
My Commission Expires: 8/20/2019
(SEAL)

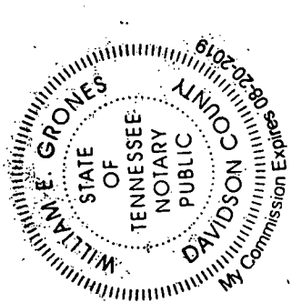


STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SHAWNA J. WILSON, 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 24th of March, 2017.

Notary Public
My Commission Expires: 8/20/2019
(SEAL)



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

Mail to:
Vanderpool and Pearman
256 Seaboard Lane G-104
Franklin, TN 37067
(615) 771-9800