THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 170411565** BILL GARRETT, Davidson County Trans:T20170048455 DEEDWARR Recvd: 06/07/17 11:24 2 pgs Fees:13.00 Taxes:3145.00 20170607-0056996	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is:$850,000.00. Affiant Subscribed and sworn to before me, this5th day of May, 2017 Notary Public My Commission Expires: WILLIAM T. CHAPMAN, V STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 09-10-2018

WARRANTY DEED

Address New Owner: Aaron Stein and Amanda Stein 1749 Hillmont Dr Nashville TN 37215-2901	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 117150P00100C0

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, **Danny Dalby and Wendi Dalby, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Aaron Stein and Amanda Stein, 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 A of Hillmont Townhomes, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for Hillmont Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20100818-0065402, as amended in Instrument No. 20100819-0065670, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Hillmont Townhomes, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20100818-0065402, as amended in Instrument No. 20100819-0065670, and Bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being the same property conveyed to Danny Dalby and wife, Wendi Dalby by Warranty Deed from Kurio Properties, LLC, a Tennessee Limited Liability Company, recorded on the 19th day of May, 2011 in Instrument No. 20110519-0038453, in the Register's Office of Davidson County, Tennessee.

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.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat, as recorded in Plat Book 1424, Page(s) 52, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap,

familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of GILMONT TOWNHOMES, as recorded in Instrument No. 20100602-0042369, corrected at Instrument No. 20100810-0063082; Exhibit A recorded at Instrument No. 20100819-0065670.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 1542, Page 340, Book 1677, Page 361 and Instrument Nos. 20100818-0065402 and 20100819-0065670.

Charter of Homeowners Association recorded at Instrument No. 20100818-0065403.

Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 3984, Page 810.

This is improved property located at 1749 Hillmont Dr Nashville TN 37215-2901

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 5th day of May, 2017.

Danny Dalby

Wendi Dalby

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Danny Dalby and Wendi Dalby, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 5th day of May, 2017.

Notary Public

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-10-2018