WARRANTY DEED

ANGEL R. BERNHART
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 05-15-2021

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $352,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of June, 2017

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Stanley George Bolton and Norma Jean Bolton	Stanley George Bolton and Norma Jean Bolton	131-05-0-C-368.00
(NAME)	(NAME)	
368 Ardsley Place	368 Ardsley Place	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	Nashville, TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, we, **Neena Saha and Daniel Hudson,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Stanley George Bolton and Norma Jean Bolton, as joint tenants with rights of survivorship,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Described property located in Davidson County, Tennessee, more particularly described as follows:

Unit Number 368, on the plan of Hillsborough Condominiums, according to the Master Deed of record in Book 6822, page 721, in the Register's Office for Davidson County, Tennessee, and more particularly described in Plat Book 6250, page 699, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Federal National Mortgage Association by Substitute Trustee's Deed from Shapiro & Kirsch, LLP, Substitute Trustee, dated February 14, 2013, of record in Instrument No. 20130221-0017302, Register's Office for Davidson County, Tennessee. AND being the same property conveyed to Neena Saha and Daniel Hudson by Special Warranty Deed from Fannie Mae A/K/A Federal National Mortgage Association, dated August 4, 2015, of record in Instrument No. 20150824-0085411, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 368 Ardsley Place, Nashville, TN 37215
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

This conveyance is subject to the following: Taxes for the year 2017, which have been prorated, and by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the plat of record in Plat Book 6250, page 699 and Book 6822, page 721; The premises herein insured is a condominium apartment established pursuant to all 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, as amended, as is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to 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, through 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 Hillsboro Condominiums, of record in Book 6822, page 721; Perpetual easement for highway purposes of record in Book 4403, page 627 and Book 4377, page 710; sanitary sewer and/ or storm drainage of record in Book 4161, page 814 and Book 6229, page 484; Stormwater Detention Agreement of record in Book 6702, page 330; Consent judgment to State of Tennessee for the use and benefit of highway of record in Book 4484, page 18; Charter of record in Book 7925, page 64 and Book 8350, page 426; restrictions of record in Book 6566, page 4; Book 6674, page 583 and Book 7052, page 19; By-Laws of record in Book 6822, page 721; and all of record in the Register's Office for Davidson County, Tennessee.

BILL GARRETT, Davidson County
Trans:T20170051997 DEEDWARR
Recvd: 06/19/17 10:35 2 pgs
Fees:13.00 Taxes:1302.40
20170619-0061098

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 we do covenant with the said GRANTEES 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 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 our hands this 9th day of June, 2017.

Neena Saha

Daniel Hudson

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Neena Saha and Daniel Hudson, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and official seal at Franklin, Tennessee, this 9th day of June, 2017.

Notary Public
My Commission Expires: _____

File No.: 25194

