Prepared by:
Record and Return to:
Chapman National Title, Inc.
2009 Richard Jones Rd., Ste 203-A
Nashville, TN 37215

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170055990 DEEDWARR
Recvd: 06/30/17 09:02 2 pgs
Fees:13.00 Taxes:1110.00
20170630-0065831

B-KW-17-553

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $300,000.00.

KGH
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF JUNE, 2017.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

SHIRA HUGHES
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-11-2017

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)
Sean W. Dodge and Dana R. Hambly	New Owner	
(NAME)	(NAME)	**118-04-0B-130.00-CO**
553 Rosedale Ave#130	802B Fatherland Street	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	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, **NOLL T. BILLINGS AND WIFE, CORINNE A. BILLINGS,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **SEAN W. DODGE AND DANA R. HAMBLY,** ~~xxx~~ _____, 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. 130 on the Plan of the Row at Berry Hill Townhomes, as Horizontal Property Regime with Private Elements, created under Title 67, Section 27,101, et seq., as amended, Tennessee Code Annotated, as established by Declaration of Covenants, Condition and Restrictions of The Row at Berry Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument 20071120-0135916, Register's Office for Davidson County, Tennessee, including without limitations the By-Laws appended thereto, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Declaration of Covenants. Reference is hereby made to the plan of The Row at Berry Hill Townhomes, for placement of Units, as shown on Exhibit "C" to the Declaration of Covenants of record in Instrument 20071120-0135916, said Register's Office for a more complete identification and description of said unit.

Being the same property conveyed to Noll T. Billings and wife, Corinne A. Billings by Warranty deed from Andrew J. Moore and wife, Legan M. Moore of record in Instrument No. 20130515-0048828 Register's Office for Davidson County, Tennessee, dated May 13, 2013 and recorded on May 15, 2013.

This conveyance is subject to:
- Taxes for the year 2017, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 2330, Page 24, and Instrument No. 20060502-0050289, 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 20071120-0135916, Register's Office for Davidson County, Tennessee.
- Charter of The Row at Berry Hill Townhouse Corporation Homeowner's Association of record in Instrument Number 20071120-0135915, in the Register's Office for Davidson County, Tennessee.
- Restrictions of record in Instrument Number 20050413-0041317, in the Register's Office for Davidson County, Tennessee.
- Easement to Metropolitan Government of Nashville and Davidson County, Tennessee of record in Instrument Number 20070614-0071114 and in Book 4634, Page 673, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **553 Rosedale Ave#130 , Nashville, Tennessee 37211**.

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 23rd DAY OF JUNE, 2017.

Noll Billings by Corinne A. Billings attorney in fact
Noll T. Billings by Corinne A. Billings,
Attorney in Fact
Corinne A. Billings
Corinne A. Billings

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CORINNE A. BILLINGS, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of NOLL T. BILLINGS, and who acknowledged he/she/they executed the same as the free act and deed of the said NOLL T. BILLINGS.

Witness my hand and official seal, this the 23rd of June, 2017.

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

WILLIAM E GRONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CORINNE A. BILLINGS, 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 23rd of June, 2017.

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

WILLIAM E GRONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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