Davidson County	DEEDWARR
Recvd: 07/28/17 09:58	3 pgs
Fees:18.00 Taxes:1224.70	
20170728-0076544	

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

33772

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $331,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF JULY, 2017.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

KELLY E. COX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires November 6, 2017

O-VRES-17-1011

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)
Christopher M. Ashton	**BBMC Mortgage**	
(NAME)	(NAME)	
1011 Rosa L. Parks Boulevard	**100 West 22nd Street, Suite 101**	**082-13-0A-003.00-CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208	**Lombard, IL 60148**	
(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, **ROBERT GREGORY GARDNER, A SINGLE MAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **CHRISTOPHER M. ASHTON, A SINGLE MAN,** 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. A-6, Row 8.9 Condominiums, as shown on plat of the Resubdivision of Lot 1 of the Resubdivision of a portion of Lots No. 5 & 93 of Balch & Whiteside's Addition to Nashville of record in instrument No. 20020718-0086526, Register's Office for Davidson County, Tennessee; described in the Master Deed and By-Laws of record as Instrument No. 20011121-0128062, amended in Instrument No. 20021212-0153656 and 20110419-0030186, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Robert Gregory Gardner by Warranty deed from Metropolitan Development and Housing Agency of record in Instrument No. 20030110-0004550 Register's Office for Davidson County, Tennessee, dated December 31, 2002 and recorded on January 10, 2003.

This conveyance is subject to:
- Taxes for the year 2017 and thereafter, a lien not yet due and payable;
- Subject to all matters shown on the Plan of record in Plat at Instrument No. 20020718-0086526, Register's Office for Davidson County, Tennessee;
- The premises herein insured is a condominium apartment established pursuant to 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, and is subject to the provisions and requirements thereof and is subject to the By-Laws for the administration thereof; also subject to the 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 Row 8.9 Condominium of record in Instrument Number 20011121-0128062, as amended in Instrument No. 20021212-0153656, and Instrument No. 20110419-0030186, Register's Office for Davidson County, Tennessee;
- Restrictions of record in Book 9183, Page 130, Book 11625, page 280 and Instrument No. 20020425-0051069, in the Register's Office for Davidson County, Tennessee;
- Charter of Row 8.9 Homeowner's Association, Inc., of record in Instrument Number 20011130-0131873, in the Register's Office for Davidson County, Tennessee;
- Storm Water Detention Agreement of record in Instrument Number 20011121-0128093, in the Register's Office for Davidson County, Tennessee;
- Warranty Deed to the State of Tennessee of record in Book 6120, Page 475, in the Register's Office for Davidson County, Tennessee;
- Public Utility Easement of record in Instrument Number 20010827-0092301, in the Register's Office for Davidson County, Tennessee;
- Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel;
- Subject to rights of others in and to the common areas and/or elements;
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1011 Rosa L. Parks Boulevard, 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 25th DAY OF JULY, 2017.

Robert Gregory Gardner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ROBERT GREGORY GARDNER, 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 25th of July, 2017.

Megan Paulus
Notary Public
My Commission Expires: 8/20/19
(SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

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

True Copy Certification

I, KELLY E. COX, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

KELLY E. COX

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, STACY L. THOMAS, a notary public for this county and state, KELLY E. COX, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature
My Commission Expires: _____
Notary Seal:

