WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20170065249 DEEDWARR
Recvd: 07/31/17 09:46 2 pgs
Fees: 13.00 Taxes: 869.50

20170731-0077132

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $235,000.00

Ashley Canino
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of July, 2017.

Amanda Vaughn
Notary Public

MY COMMISSION EXPIRES: 5/5/2020

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 5107 Maryland Way, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Ashley Canino	**Gardner Financial Services LTD dba, Legacy Mutual Mortgage**	092-05-OD-002.00
(NAME)	(NAME)	
928 33rd Avenue N	**3503 Paesanos Pkwy**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	**San Antonio, TX 78231**	
(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 considerations, the receipt of which is hereby acknowledged, we, **Carole Bowe Thompson and husband, Frank Thompson**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Ashley Canino, unmarried woman**, hereinafter called the GRANTEE(S), assigns, a 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. B on the Plan of 928 33rd Avenue North Townhomes, a Horizontal Property Regime with Private Elements, created under Title 67, Section 27-101, et seq., as amended, Tennessee Code Annotated, as established by Master Deed of 928 33rd Avenue North Townhomes, Horizontal Property Regime with Private Elements, of record in Instrument No. 20070917-0110883, as amended and reinstated by Instrument No. 20080828-0088257, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the plan of 928 33rd Avenue North Townhomes, shown on Exhibits "A" to the Master Deed, of record in Instrument No. 20070917-0110883, for a more complete identification and description of said unit.

Being the same property conveyed to Carole Bowe Thompson and husband, Frank Thompson by Special Warranty Deed from Cedarstone Bank, dated 08/03/2012, recorded 08/03/2012 of record in Instrument No. 20120803-0069251, in the Register's Office for Davidson County, Tennessee.

This Instrument was executed on behalf of Carole Bowe Thompson and husband, Frank Thompson, by Donald R. Barrett JR. pursuant to the Power of Attorney executed by Carole Bowe Thompson and Frank Thompson on July 25, 2017, of record in Instrument No. 20170731-0077131, Registers Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for 2017 and subsequent years, a lien not yet due and payable.
Covenants, conditions, easements and restrictions of record in Instrument No. 20070917-0110883, Reinstatement, Ratification and Amendment to Master Deed of record in Instrument No. 20080828-0088257, in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 928 A 33rd Ave. North, Nashville, TN 37209
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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), 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), 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 28th day of July, 2017.

Carole Bowe Thompson by attorney-in-fact

Frank Thompson by attorney-in-fact

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State the within named DONALD R BARRETT JR, with whom I am personally acquainted and who proved himself to be the attorney in fact of Carole Bowe Thompson and Frank Thompson and who being authorized to do so acknowledged he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 28th day of July, 2017.

Notary Public
My Commission Expires: 10/31/2020

TONJA BARRON
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
5107 Maryland Way
Brentwood, TN 37027