WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20170065393 DEEDWARR
Recvd: 07/31/17 11:56 2 pgs
Fees: 13.00 Taxes: 1402.30
20170731-0077335

JASON R. JONES NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $379,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF JULY, 2017.

Notary Public

MY COMMISSION EXPIRES: 12-1-2020
(AFFIX SEAL)

G-ZR-17-904

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)
Thomas Purdom and Jennifer Purdom	Acopia, LLC	
(NAME)	(NAME)	**082-13-0B-005.00-CO**
904 Ireland Street	306 Northcreek Blvd, Ste 100	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208	Goodlettsville, TN 37072	
(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, **ANDREW OSTROWSKI, UNMARRIED RONALD OSTROWSKI, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **THOMAS JAMES PURDOM AND JENNIFER BROOKE PURDOM, HUSBAND AND WIFE,** 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:

A certain condominium located in Davidson County, Tennessee, being Unit No. 5 of Ireland 28 Condominiums, also known as Ireland Street 28, a Condominium Development established pursuant to the provision 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 shown on Plat of record in Instrument No. 20040405-0037953 and as established under the Master Deed establishing Ireland 28 Condominiums of record in Instrument No. 20040416-0043331, as amended in Instrument No. 20040429-0048695, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all 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 thereof; said Unit being depicted on Exhibit A to said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in said Master Deed.

Being the same property conveyed to Andrew Ostrowski and Ronald Ostrowski, both unmarried as Tenants in Common with Right of Survivorship by Warranty deed from Gerald Andrady, a married man of record in Instrument No. 20120515-0041753 Register's Office for Davidson County, Tennessee, dated April 30, 2012 and recorded on May 15, 2012.

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 at Instrument No. 20040405-0037953, Register's Office for Davidson County, Tennessee.
- Restrictive Covenants of record in Book 9183, page 130; Book 11625, page 280; and Instrument No. 20020425-0051069, said Register's Office.
- All conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Ireland 28 of record in Instrument Number 20040416-0043331, as amended in Instrument No. 20040429-0048695; Instrument No. 20040217-0017837, Register's Office for Davidson County, Tennessee.
- Charter of record in Instrument Number 20040414-0041924, in the Register's Office for Davidson County, Tennessee.
- Restrictions of record as Instrument Number 20120515-0041753 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: **904 Ireland Street, 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 27th DAY OF JULY, 2017.

Andrew Ostrowski

Ronald Ostrowski by Andrew Ostrowski, Attorney in Fact

Ronald Ostrowski by Andrew Ostrowski,
Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ANDREW OSTROWSKI, 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 27th of July, 2017.

Notary Public
My Commission Expires: _____
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Andrew Ostrowski, 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 RONALD OSTROWSKI, and who acknowledged he executed the same as the free act and deed of the said RONALD OSTROWSKI.

Witness my hand and official seal, this the 27th of July, 2017.

Notary Public
My Commission Expires: _____
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2021

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