(1)

Return To:
McCann & Hubbard
1804 Williamson Ct, Suite 201
Brentwood, TN 37027
615-377-3319

WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20170066516 DEEDWARR
Recvd: 08/02/17 14:23 2 pgs
Fees: 13.00 Taxes: 1313.50

20170802-0078767

SHANNON R. RICHARDSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires MAR. 9, 2020

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $355,000.00

Elizabeth H Wells
Affiant

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

Shannon R Richardson
Notary Public

MY COMMISSION EXPIRES: 3/9/2020

(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
Wendy Welch	New Owner	131-02-0-H-016.00 CO
(NAME)	(NAME)	
4230 Hillsboro Pike		
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 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, **Dashiell Properties, L.L.C., a Tennessee limited liability company,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Wendy Welch,** 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:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 4230, together with Parking Space(s) as specified on the Plat shown in the Master Deed, on the Plan of Hillsboro Quarters Condominiums, Phase 1, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed for Hillsboro Quarters Condominiums, of record under Instrument No. 20040421-0045569, amended in Instrument No. 20040511-0054050, Instrument No. 20050110-0003192 and in Instrument No. 20050425-0045365, and First Amendment to the By-Laws in Instrument No. 20070905-0106403, Register's Office for Davidson County, Tennessee, including without limitation 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 Master Deed. Reference is hereby made to the plan of Hillsboro Quarters Condominiums, Phase 1, for placement of Units and Parking Spaces, as shown on Exhibit "E" to the Master Deed of record under Instrument No. 20040421-0045569, said Register's Office, for a more complete identification and description of such Unit.

BEING the same property conveyed to Dashiell Properties, L.L.C., a Tennessee limited liability company, by Warranty Deed from Halsey Fischer, Jr. and wife, Sheila Fischer, dated November 30, 2012, of record in Instrument No. 20121204-0111122, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 4230 Hillsboro Pike, 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 payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; All matters appearing on the plan of record in Instrument No. 20040421-0045569; Quitclaim Deed to Condominium Owners Association for common area of record in Instrument No. 20041230-0155026; Deed to State of Tennessee of record in Book 4459, page 874; Ingress/ egress easement of record in Book 3890, page 129; Sanitary sewer and/ or storm drainage easement of record in Book 4041, page 9 and Instrument No. 20040526-0061600; Stormwater Detention Agreement of record in Instrument No. 20030530-0073121; Charter of Hillsboro Quarters Condominium Owners Association of record in Instrument No. 20040330-0035515; Master Deed establishing a Horizontal Property Regime of Hillsboro Quarters Condominiums, of record in Instrument No. 20040421-0045569, Instrument No. 20040511-0054050, Instrument No. 20050110-0003192 and Instrument No. 20050425-0045365; By-Laws of Hillsboro Quarters Condominium Owners Association of record in Instrument No. 20040421-0045569 and Instrument No. 20070905-0106403; all of record in the Register's Office for Davidson County, Tennessee.

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 my/our hands this 27th day of July, 2017.

DASHIELL PROPERTIES, L.L.C.

Barbara Pierce

By: Barbara Pierce
Its: Sole Member

State of Colorado
County of ARAPAHOE

Personally appeared before me, a notary public in and for the state and county aforementioned, Barbara Pierce with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged herself to be Sole Member of Dashiell Properties, L.L.C. and that she as such Sole Member executed the foregoing instrument for purposes therein contained, by signing the name of the entity by herself as Sole Member.

WITNESS my hand and official at Denver, Colorado, seal this 27th day of July, 2017.

Notary Public
My Commission Expires: OCT 24, 2020

CRISELDA C MELENDEZ
Notary Public - State of Colorado
Notary ID 20164040509
My Commission Expires Oct 24, 2020

File No.: 25729