WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20170068440 DEEDWARR
Recvd: 08/08/17 11:40 2 pgs
Fees: 13.00 Taxes: 1073.00

20170808-0081106

O-CR-17-1019

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $290,000.00.

Michael Pistone
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 4th DAY OF AUGUST, 2017.

Notary Public

MY COMMISSION EXPIRES: 3-6-18

(AFFIX SEAL)

MARY FRANCES RUDY NOTARY PUBLIC STATE TENNESSEE WILLIAMSON COUNTY

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)
Michael Pistone	**Quicken Loans Inc.**	
(NAME)	(NAME)	**156-05-0A-038.00-CO**
1019 Pine Meadow Court	**1050 Woodward Avenue**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	**Detroit, MI 48226**	
(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, **CAROL YVONNE SPAIN AND JOHN DEE RUSSELL SPAIN, JR., WIFE AND HUSBAND,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MICHAEL PISTONE, 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. 38 on the Plan of Harpeth Village PUD, Section 2, Phase 1, as depicted on Exhibit A of the Declaration of Covenants, Conditions and Restrictions for Harpeth Village of record in Instrument Number 20090121-0005246, as made subject to Addendum to Declaration of Covenants, Conditions and Restrictions for Harpeth Village P.U.D. of record in Instrument No. 20090123-0006190, in the Register's Office for Davidson County, Tennessee, all to which reference is hereby made for a more complete description of the property.

Being the same property conveyed to Carol Yvonne Spain and John Dee Russell Spain, Jr., wife and husband by Quitclaim deed from Carol Yvonne Spain (Formerly Known as Carol Yvonne Roche and Carol Yvonne Ringpfil) of record in Instrument No. 20151209-0123828 Register's Office for Davidson County, Tennessee, dated December 07, 2015 and recorded on December 09, 2015.

The said Carol Yvonne Spain and Carol Yvonne Roche and Carol Yvonne Ringpfeil being one and the same person.

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 Instrument No. 20080618-0062694, Register's Office of Davidson County, Tennessee;
- PUD Boundary Plat of record in Instrument No. 20051227-0153838, Register's Office of Davidson County, Tennessee;
- Covenants, Conditions and Restrictions of record in Instrument Number 20070507-0054445, 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 Harpeth Village, a Planned Unit Development of record in Instrument Number 20090121-0005246 and as subject to Addendum of record in Instrument No. 20090123-0006190 and Instrument No. 20161006-0105961, Register's Office for Davidson County, Tennessee;
- By-laws of Harpeth Village HOA of record in Instrument No. 20090121-0005247 and Instrument No. 20161006-0105962, in the Register's Office for Davidson County, Tennessee;
- Agreement for Dedication of Public Utilities Easements and Abandonment of Existing Easement of record in Instrument No. 20000510-0047300, in the Register's Office for Davidson County, Tennessee;

- Electrical Permit of record in Book 7511, Page 561, as re-recorded in Book 7512, Page 319 and Book 7611, Page 418, in the Register's Office for Davidson County, Tennessee;
- Stormwater Detention Agreement of record in Instrument No. 20051219-0151714, in the Register's Office for Davidson County, Tennessee;
- Easements granted to Harpeth Valley Utility District of record in Book 8019, Page 166, in the Register's Office for Davidson County, Tennessee;
- Agreement for Dedication of Easement of record in Instrument No. 20070829-0103594, in the Register's Office for Davidson County, Tennessee;
- Inspection and Maintenance Agreement for Private Stormwater Management Facilities of record in Instrument No. 20070829-0103726, in the Register's Office for Davidson County, Tennessee;
- Grant of Easement of record in Instrument No. 20081107-0110815 and Instrument No. 20100401-0024501, in the Register's Office for Davidson County, Tennessee;
- Subject to the flow of any creeks, streams, or branches across subject property;
- 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: **1019 Pine Meadow Court, Nashville, Tennessee 37221**.

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 4th DAY OF AUGUST, 2017.

Carol Yvonne Spain

John Dee Russell Spain, Jr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CAROL YVONNE SPAIN, 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 4th of August, 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, JOHN DEE RUSSELL SPAIN, JR., 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 4th of August, 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