WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170069778 DEEDWARR
Recvd: 08/11/17 12:39 3 pgs
Fees:18.00 Taxes:2701.00

20170811-0082536

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 736,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 10th day of August 2017.

Notary Public

MY COMMISSION EXPIRES: 3/31/20
(AFFIX SEAL)

TONJA COX
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES MARCH 31, 2020

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Series, LLC, 277 Mallory Station Rd, Ste 102, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Boulos D. Hermina and Mona S. Hermina	Boulos D. Hermina	104 02 4C 045.00
(NAME)	(NAME)	
110 31st Ave N, Unit 607	3421 N. Rankin St	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203	Appleton, WI 54911	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Seven Hundred Thirty-Six Thousand And No/100 Dollars ($736,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Steven R. Finlay and Judy K. Finlay, as tenants by the entirety**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Boulos D. Hermina and Mona S. Hermina**, 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:

Land in Davidson County, Tennessee, Being Unit 607, together with the appurtenant interest in the common elements of The West End, a condominium, a horizontal property regime established by Master Deed of record as Instrument No. 20080401-0032619, Register's Office for Davidson County, Tennessee, as amended instruments of record as Instrument No. 20080408-0035628 and Instrument No. 20090512-0043586, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Plat attached as Exhibit "B" to the aforementioned Master Deed.

Together with Parking Space Number 124 and 125 which are assigned as Limited Common Elements appurtenant to the above-described Unit, as set forth and defined in the Master Deed.

Being the same property conveyed to Hazel Investments Ltd., a New Jersey Limited Company by Special Warranty Deed from West End Partners LLC, a Tennessee Limited Liability Company dated December 14, 2010 and recorded December 29, 2010 as Instrument No. 201012290103547, in said Register's Office for Davidson County, Tennessee.

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Being the same property conveyed to Acacia Investments, LLC, a Delaware Limited Liability Company by Quit Claim Deed from Hazel Investments Ltd., a Jersey Limited Company dated August 9, 2012 and recorded August 16, 2012 as Instrument No. 201208160073563, in said Register's Office for Davidson County, Tennessee.

Further, being the same property conveyed to Stephen R. Finlay and wife, Judy K. Finlay, as tenants by the entirety by Quit Claim Deed from Acacia Investments, LLC, a Delaware Limited Liability Company dated December 18, 2014 and recorded December 18, 2014 as Instrument No. 201412180115898, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 110 31st Ave N, Unit 607, Nashville, TN 37203

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, has 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 our hands this 7 day of August, 2017

Steven R. Finlay

Judy K. Finlay

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STATE OF TENNESSEE

COUNTY OF Williamson

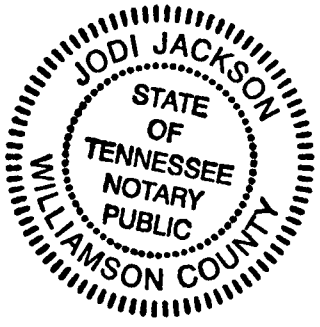
Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Steven R. Finlay and Judy K. Finlay, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 6th of August, 2017.

Notary Public

My Commission Expires: 7-24-2021

(SEAL)



File Number: AUD-175077SSO