WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170071492 DEEDWARR
Recvd: 08/17/17 11:08 2 pgs
Fees:13.00 Taxes:962.00

20170817-0084552

J-KJ-17-118-T

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $260,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF AUGUST, 2017.

Notary Public

MY COMMISSION EXPIRES: 10-7-19 (AFFIX SEAL)

ALISON RODGERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON 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)
Jerry A. Luszczak	**F&M Bank**	
(NAME)	(NAME)	**117-03-0C-118.00-CO**
118 Hillsboro Place	**PO Box 451**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	**Clarksville, TN 37041**	
(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, **KARU JAYATHILAKE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JERRY A. LUSZCZAK, MARRIED,** 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:

Being Unit No. 118 of Hillsboro Place Condominiums of record in Book 5200, Pages 757 and 758 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 of Hillsboro Place Condominiums of record in Book 6244, Page 394 and amended in Book 6265, Page 209 Register's Office for Davidson County, Tennessee together with the undivided percentage interest in common elements appurtenant to said unit as set forth in said Master Deed.

Being the same property conveyed to Hariharan Kannan, unmarried by Warranty deed from Ellery C. Workman, Jr. and Sue E. Workman, Trustees, or their successors in trust, under the Workman Living Trust, Dated July 10, 2006 of record in Instrument No. 20070206-0015560 Register's Office for Davidson County, Tennessee, dated January 31, 2006 and recorded on February 06, 2007.

Being the same property conveyed to Karu Jayathilake, a married man by Warranty deed from Hariharan Kannan and Lakshmi Kannan of record in Instrument No. 20160622-0063804 Register's Office for Davidson County, Tennessee, dated June 20, 2016 and recorded on June 22, 2016.

This conveyance is subject to:
- Taxes for 2017 and subsequent years a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 5200, Pages 757 and 758, Register's Office for Davidson County, Tennessee.
- Charter of the HOA of record in Book 6265, Page 260, in the Register's Office for Davidson County, Tennessee.
- All matters including but not limited to an easement of record in Book 3531, Page 592, Book 4633, Page 468 and Book 4653, Page 915, in the Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement for sanitary sewer and/or Strom Drainage of record in Book 4158, Page 34, in the Register's Office for Davidson County, Tennessee.
- Easement Dedication of record in Book 4240, Page 209, in the Register's Office for Davidson County, Tennessee.
- Deed and Declaration of record in Book 5221, Page 681, in the Register's Office for Davidson County, Tennessee.
- Anchor Easement of record in Book 5870, Page 33, in the Register's Office for Davidson County, Tennessee.
- Stormwater Detention Agreement of record in Book 6128, Page 852, in the Register's Office for Davidson County, Tennessee.
- Deed of Conveyance of record in Book 6255, Page 932 and Book 6255, Page 937, in the Register's Office for Davidson County, Tennessee.
- Hillsboro Place Homeowners' Association, Inc. Rules and Regulations of record in Instrument Number

20170615-0060259, in the Register's Office for Davidson County, Tennessee.
• Grant of Easement of record in Instrument Number 20161021-0111268, in the Register's Office for Davidson County, Tennessee.
• Any and all existing easements and restrictions as shown of record not stated herein

****The above described property was never lived in as the above Grantors marital residence.**

This is **improved** property known as: **118 Hillsboro Place, Nashville, Tennessee 37215**.

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 11th DAY OF AUGUST, 2017.

Karu Jayathilake

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KARU JAYATHILAKE, 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 11th of August, 2017.

Notary Public
My Commission Expires: _____
(SEAL)



RETURN TO:
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Nashville, TN 37212