~~Prepared by:~~
Record and Return to:
Chapman & Rosenthal
2002 Richard Jones Rd.,
Nashville, TN 37215

WARRANTY DEED

NATHAN KEITH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

M-VRES-17-401

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $340,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF AUGUST, 2017.

Notary Public

MY COMMISSION EXPIRES: 8/20/19
(AFFIX SEAL)

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)
Donna Drehmann	New Owner	
(NAME) **401 Bowling Avenue #21**	(NAME)	**104-13-0A-017.00**
(ADDRESS) **Nashville, TN 37205**	(ADDRESS)	
(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, **ARIE DADUSH AND WIFE, AMY DADUSH,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **DONNA M. DREHMANN, UNMARRIED,** 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. 21, Building Site Plan No. 17, Section One, Richmeade Place of record in Plat Book 4860, Page 44, Register's Office for Davison County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Arie Dadush and wife, Amy Dadush by Warranty deed from National Healthcare Associates, Inc., a Florida corporation of record in Instrument No. 20160415-0036543 Register's Office for Davidson County, Tennessee, dated April 15, 2016 and recorded on April 15, 2016.

This conveyance is subject to:
- Taxes for the year 2017 and thereafter a lien not yet due and payable.
- All matters shown on the Plan of record in Plat Book 4860, Page 44, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 4941, Page 637, as supplemented in Book 5019, Page 946, amended in Book 5036, Page 338, further supplemented in Book 5039, Page 256, Book 5094, Page 473, Book 5213, Page 945, Book 5238, Page 385, Book 5408, Page 210 and Book 5733, Page 628, Register's Office for Davidson County, Tennessee.
- Charter of Richmeade Place Homeowner's Association of record in Book 4942, Page 633, in the Register's Office for Davidson County, Tennessee.
- QuitClaim Deeds for common areas to Richmeade Place Homeowner's Association of record in Book 4947, Page 348; Book 5035, Page 573; Book 5067, Page 37; Book 5114, Page 987; Book 5487, Page 73 and Book 5778, Page 448, in the Register's Office for Davidson County, Tennessee.
- Grant of Easement to Comcast of Nashville I, LLC of record in Instrument Number 20140328-0025605, in the Register's Office for DavidsonCounty, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **401 Bowling Avenue #21, Nashville, Tennessee 37205**.

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.

BILL GARRETT, Davidson County
Trans:T20170075503 DEEDWARR
Recvd: 08/30/17 08:31 2 pgs
Fees:13.00 Taxes:1258.00

20170830-0088917

Witness my/our hand(s) this the 25th DAY OF AUGUST, 2017.

Arie Dadush by Laura Mitchell, Attorney-in-Fact

Arie Dadush by Laura Mitchell, Attorney-in-Fact

Amy Dadush by Laura Mitchell, Attorney-in-Fact

Amy Dadush by Laura Mitchell, 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, LAURA MITCHELL, 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 ARIE DADUSH AND AMY DADUSH, and who acknowledged she executed the same as the free act and deed of the said ARIE DADUSH AND AMY DADUSH.

Witness my hand and official seal, this the 25th of August, 2017.

Notary Public
My Commission Expires: _____
(SEAL)



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