THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Ste 150
Brentwood, TN 37027

CRT File No. 170913434

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $209,000.00.

Affiant

Subscribed and sworn to before me, this 18th day of October, 2017.

Notary Public
My Commission Expires: 12-18

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Bill Garrett Davidson County
Batch# 16143 DEEDWARR
10/20/2017 12:55:56 PM 2 pgs
Fees: $13.00 Taxes: $773.30

20171020-0107698

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Andrew Gordon Batson and Julianna E. Bass 5025 Hillsboro Pike Unit 18G Nashville TN 37215	~~New Owner~~ Bank of TN 165 Indian Lake Blvd. Hendersonville, TN 37075	Tax Parcel ID No. 131-01-0D-152.00-CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Ray Garwacki, Jr. and Connie W. Garwacki, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Andrew Gordon Batson , an unmarried man and Julianna E. Bass , an unmarried woman, as tenants in common with right of survivorship** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A certain condominium located in Davidson County, Tennessee, being Unit No. 152 as shown on the Plat of Georgetown Apartments, a condominium of record in Book 5200, Page 4, Register's Office for Davidson County, Tennessee, together with a 420% undivided interest in the common elements of 5025 Hillsboro Homeowner's Association, as described in book 5211, page 325, et seq., said Register' s Office, all to which reference is hereby made for a complete description of said Unit.

Said Unit is also known as Apartment No. 18-G.Being the same property conveyed to Ray Garwacki, Jr. and Connie W. Garwacki, husband and wife by Warranty deed from Martin Barry McCord, unmarried of record in Instrument No. 20140311-0020129 Register's Office for Davidson County, Tennessee, dated March 7, 2014 and recorded on March 11, 2014. (Value of consideration shown in aforementioned deed $175,000.00.) Being also known as 5025 Hillsboro Pike Nashville, Tennessee 37215.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.
Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the Effective Date but prior to the date the proposed Insured acquires for value of record the estate or interest or Mortgage thereon covered by the Commitment.
Rights of claims and parties in possession not shown by the public records.
Any lien, or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the public records.
Taxes or special assessments which are not shown as existing liens by the public records.
Any encroachment, encumbrance, violation, variation, or adverse circumstances affecting the Title that would be disclosed by an accurate and complete land survey of the Land.
Easements or claims of easements not shown by the Public Records.

If improvements are completed after January 1 of any year, the law requires supplemental assessment for the year in which improvements are completed as defined by statute. We assume no liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated, Section 67-5-603 et seq.
Taxes for the year 2017, a lien not yet due and payable.
Subject to all matters shown on the Plan of record in Plat Book 5200, Page 4, 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 5211, Page 325, amended in Book 5616, page 133 and Book 6079, page 516, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons. Appointment of Successor Trustee for Master Deed of record in Book 10225, Page 413, Instrument No. 20100505-0033908 and Instrument No. 20120823-0076049, in the Register's Office for Davidson County, Tennessee.
By-Laws of The 5025 Hillsboro Homeowners' Association attached as Exhibit "C" to the Master Deed of record in Book 5211, Page 325, in the Register's Office for Davidson County, Tennessee.
Charter of 5025 Hillsboro Homeowners' Association of record in Book 5233, Page 459, in the Register's Office for Davidson County, Tennessee.
Easement for Sanitary Sewer and/or Storm Drainage of record in Book 4308, Page 575, in the Register's Office for Davidson County, Tennessee.
Easement for overhead lines of record in Book 7873, Page 859, in the Register's Office for Davidson County, Tennessee.
Easement for water and sewer services of record in Book 4308, Page 650, in the Register's Office for Davidson County, Tennessee.
Grant of Easement of record in Instrument Number 20110620-0047283, in the Register's Office for Davidson County, Tennessee.
Subject to rights of others in and to the common areas and/or elements.

This is improved property located at 5025 Hilllsboro Pike Unit 18G Nashville TN 37215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 18th day of October, 2017.

Ray Garwacki, Jr.

Connie W. Garwacki

STATE OF California)
COUNTY OF Los Angeles)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Ray Garwacki, Jr. and Connie W. Garwacki, with whom I am personally acquainted, and who acknowledged that ~~she~~ they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 17th day of October, 2017.

Kimberley L. Giancaterino
Notary Public

My Commission Expires: Jan 8, 2021

KIMBERLEY L. GIANCATERINO
NOTARY PUBLIC - CALIFORNIA
LOS ANGELES COUNTY
COMMISSION # 2175338
MY COMM. EXPIRES JAN. 8, 2021