RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way
Suite 202
Brentwood, Tennessee 37027
File No.: TN179732

WARRANTY DEED

Bill Garrett Davidson County
Batch# 25776 **DEEDWARR**
11/15/2017 10:34:33 AM 3 pgs
Fees: $18.00 Taxes: $1,258.00

20171115-0117345

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 9th day of November, 2017.

NOTARY PUBLIC

My commission expires: 6-20-2021

BRYANT L. GRANTHAM STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 5200 Maryland Way, Suite 202, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Justin Talerico *et ux* 4028 A Woodmont Blvd. Nashville, TN 37205	Same address as new owner	116 08 0I 003.00CO

FOR AND IN CONSIDERATION of the sum of Three Hundred Forty Thousand and 00/100 Dollars ($340,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantees, the receipt of which is hereby acknowledged; the undersigned, **CAROLINE HENDRICKSON, AN UNMARRIED WOMAN AND JULIE DADOUN, A MARRIED WOMAN**, hereinafter called the Grantors, has bargained and sold and by these presents do hereby transfer and convey unto, **JUSTIN TALERICO AND ANNA TALERICO, HUSBAND AND WIFE**, hereinafter called the Grantees, their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

A certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 3 of the Gania Clayton Condominiums, a Horizontal Property Regime, created under Title 66, Chapter 27, Sections 101, et seq., as amended Tennessee Code Annotated, and as established by a Master Deed for Gania Clayton Condominiums, of record in Book 5419, page 648 and as amended in Book 7304, page 882, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, of record in Book 5419, page 655, and amended in Instrument No. 20070130-0012389, said Register's Office,, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the Plan of Gania Clayton Condominiums for placement of Units, as shown on Exhibit "A" to the Master Deed of record in Book 5419, page 648, and as amended in Book 7304, page 882, said Register's Office, for a more complete identification and description of such Unit. Said Unit is located on a portion of Lot Nos. 1 and 2 on the Plan of the Resubdivision of Lot No. 115 of Kenner Manor, of record in Book 4955, page 1, said Register's Office, to which plan reference is also hereby made.

Being the same property conveyed to Caroline Hendrickson, an unmarried woman as to an undivided 99% interest and Julie Dadoun, a married woman as to an undivided 1% interest, as joint tenants with right of survivorship, by Warranty Deed from Caroline Hendrickson, an unmarried woman, dated 8/5/2016, recorded 8/8/2016, of record in Instrument No. 20160808-0081859, in the Register's Office for Davidson County, Tennessee.

The address of the herein described property is believed to be 4028 A Woodmont Blvd., Nashville, TN 37205, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown on Master Deed for Gania Clayton Condominiums, of record in Book 5419, page 648 and as amended in Book 7304, page 882; to By-Laws of record in Book 5419, page 655, and amended in Instrument No. 20070130-0012389; to Plan of Gania Clayton Condominiums for placement of Units, as shown on Exhibit "A" to the Master Deed of record in Book 5419, page 648, and as amended in Book 7304, page 882; to plan of record in record in Bock 4955, page 1; to any and all restrictive covenants and/or easements of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantees, their heirs and assigns, forever.

The undersigned covenant with the said Grantees that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2017 property taxes, which taxes are being prorated between the parties, and are being paid at closing.

The undersigned further covenants and binds themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantees, their heirs and assigns, against the lawful claims of all persons, whomsoever.

This property is not a marital residence of the aforementioned Julie Dadoun and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statute.

WITNESS OUR HANDS, this the 9th day of November, 2017.

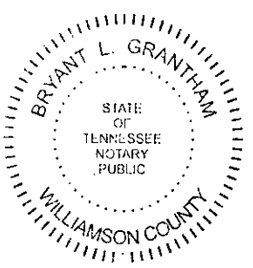
CAROLINE HENDRICKSON

JULIE DADOUN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Caroline Hendrickson and Julie Dadoun, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 9th day of November, 2017.



Notary Public

Bryant L. Grantham
Printed Notary Name

My commission expires: 6-20-2021