File BOX 8

WARRANTY DEED

Bill Garrett Davidson County
Batch# 31887 **DEEDWARR**
11/30/2017 03:38:12 PM 2 pgs
Fees: $13.00 Taxes: $480.63

20171130-0122472

P-BR-17-21-144

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $129,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF NOVEMBER, 2017.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

DEBBIE MANN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY MY COMMISSION EXPIRES OCTOBER 13, 2018

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)
David Bohn Bolin	**Mortgage Investors Group**	
(NAME)	(NAME)	
21 Vaughns Gap Rd, #144	**8320 East Walker Springs Ste. 200**	**129-15-0A-144.00-CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205	**Knoxville, TN. 37923**	
(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, **JUDITH L. FOPPIANO, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **DAVID BOHN BOLIN, AN UNMARRIED MAN,** 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:

Land in Davidson County, Tennessee, being Unit No. 144 of Belle Meade Highlands Condominium created under Title 66, Chapter 27, Section 101, et seq. as amended Tennessee Code Annotated and as established by a Master Deed of record in Book 7091, Page 302 and amended in Instrument No. 20080424-0042111, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in Exhibit A-1 of said Master Deed. Reference is hereby made to the plat with Master Deed for a more complete identification and description of such unit.

Being the same property conveyed to Judith L. Foppiano, unmarried by Warranty deed from Carol E. Hashe, unmarried of record in Instrument No. 20040802-0092162 Register's Office for Davidson County, Tennessee, dated July 30, 2004 and recorded on August 02, 2004.

Grantor's spouse joins in the execution of this Deed for the purpose of conveying any and all interest, marital or otherwise, that he may have in said property.

This conveyance is subject to:
- Master Deed establishing a Horizontal Property Regime of Belle Meade Highlands Condominium of record in Book 7091, Page 302, as amended in Instrument No. 20080424-0042111;
- By-Laws of record in Book 7091, Page 351, as amended in Instrument No. 20071025-0126213;
- Charter of record in Book 7102, Page 223;
- Easement of record in Book 11000, Page 273;
- Easements for sanitary sewers and/or storm drainage of record in Book 4816, Page 427, as corrected in Book 4881, Page 710;
- Regulatory Agreement for Multi-Family Housing Projects of record in Book 4550, Page 281, as amended in Book 4881, Page 619, Register's Office for Davidson County, Tennessee; and
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **21 Vaughns Gap Rd, #144, 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.

Witness my/our hand(s) this the 29th DAY OF NOVEMBER, 2017.

Judith L. Foppiano

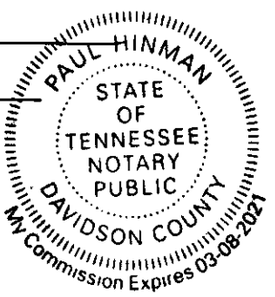
David Richard Franey

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JUDITH L. FOPPIANO and DAVID RICHARD FRANEY, 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/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 29th of November, 2017.

Notary Public
My Commission Expires: _____
(SEAL)



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