(2)

Return To:
McCann & Hubbard
1804 Williamson Ct, Suite 201
Brentwood, TN 37027
615-377-3319

Bill Garrett Davidson County
Batch# 35434 DEEDWARR
12/08/2017 11:29:02 AM 2 pgs
Fees: $13.00 Taxes: $3,117.25

20171208-0125474

A. SCOTT HUBBARD NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $842,500.00

Affiant

Subscribed and sworn to before me, this 4th day of December, 2017.

Notary Public

My commission expires: 11-23-20

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
William T. Minkoff, Jr. **Elizabeth B. Minkoff**	**New Owner**	**Map/Parcel: 157-08-0-A-007.00CO**
30 Middleboro Ct. aka 5 Middleton Park Ln.		
Nashville, TN 37215		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Kimberly Sue May, now Sonday, a married woman

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

William T. Minkoff, Jr., and Elizabeth B. Minkoff, husband and wife

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 7 of Middleton, a Residential Planned Unit Development, 3rd Revision, of record in Book 6900, page 900, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Kimberly Sue May, a married person, by Warranty Deed, from Gary B. Dunn and wife, Emily M. Dunn, dated March 18, 2005, of record in Instrument No. 20050321-0030586, Register's Office for Davidson County, Tennessee. Kimberly Sue May is now known as Kimberly Sue May Sonday.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees; including Rollback taxes, if any.
The Plan of record in Plat Book 6900, Page 900, Register's Office for DAVIDSON County, Tennessee.
Restrictive covenants contained in an instrument of record in Book 6522, Page 212, amended in Book 7119, Page 345, Book 9816, Page 844 and Book 10714, Page 744, Register's Office for DAVIDSON County, Tennessee.
Charter for HOA of record in Instrument No. 20010327-0028930, Register's Office for DAVIDSON County, Tennessee.
Water Main Easement of record in Book 8377, Page 774, Register's Office for DAVIDSON County, Tennessee.
Sanitary Sewer Easement of record in Book 8377, Page 812 and Book 8377, Page 816, Register's Office for DAVIDSON County, Tennessee.
Storm Water Detention Agreement of record in Book 6505, Page 881, Register's Office for DAVIDSON County, Tennessee.
Encroachment Easement of record in Instrument No. 20031203-0174187, Register's Office for DAVIDSON County, Tennessee.
By laws of record in Book 7119, Page 364, Register's Office for DAVIDSON County, Tennessee.
Subject to the flow of any stream across the subject property.
Any and all visible easements lying on or across the property.

Subject to rights of others in and to common areas / elements.
Subject to lien for special assessment contained in DCCR's / Master Deed.
Subject to HOA dues, if any.
This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 30 Middleboro Ct. aka 5 Middleton Park Ln, Nashville, TN 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 GRANTEES 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 GRANTEES, 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 4th day of December, 2017.

X Kimberly Sue May Sonday
Kimberly Sue May Sonday

*John Sonday, spouse of Kimberly Sue May Sonday, joins in the execution of this instrument for the purpose of conveying his/her marital interests, if any, in subject property.

X John Sonday by Kimberly Sue May Sonday, attorney-in-fact
John Sonday
By: Kimberly Sue May Sonday, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, Kimberly Sue May Sonday, a married woman, the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that he/she/they executed this instrument for the purposes therein contained.

Witness my hand, at office, this 4th day of December, 2017.

A. Scott Hubbard
Notary Public

A. SCOTT HUBBARD STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires: 11-23-20

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Kimberly Sue May Sonday,** with whom I am personally acquainted (or who proved to me his/her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the within instrument on behalf of John Sonday, for the purposes therein contained, and who further proved to me that he/she is the **Attorney in Fact** for John Sonday, and is authorized by John Sonday to execute this instrument on his/her behalf.

Witness my hand, at office, this 4th day of December, 2017.

A. Scott Hubbard
Notary Public

A. SCOTT HUBBARD STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires: 11-23-20

File #: **170498JM**
RECORD & RETURN TO:
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027