Bill Garrett Davidson County
Batch# 42661 DEEDWARR
12/29/2017 10:09:12 AM 2 pgs
Fees: $13.00 Taxes: $1,935.66
20171229-0132266

G#30240-2

WARRANTY DEED

State of Tennessee)
County of Davidson)

The actual consideration or value, whichever is greater, for this transfer is **$523,150.00.**

Affiant

Subscribed and sworn to before me, this the 28th day of December, 2017.

Notary Public

My commission expires: 1-8-19

(AFFIX SEAL)

TRACEY PERRY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-8-2019

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Larry R. Stessel and Sara E. Stessel	Owner	**117030P00200CO**
2925 B Sharon Hill Circle		
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 CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I,

Christine M. Lovly, unmarried

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

Larry R. Stessel and Sara E. Stessel, 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:

BEING a certain Condominium in Davidson County, Tennessee, being Unit No. B, as specified on the Plat shown in the Master Deed, on the Plan of 2925 Sharon Hill Circle Condominiums, a Horizontal Property Regime, created under Title 67, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed for 2925 Sharon Hill Circle Condominiums, of record in Instrument No. 20080115-0004469, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, and First Amendment of record in Instrument No. 20171103-0112978, 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 2925 Sharon Hill Circle Condominiums, for placement of Units, as shown on Exhibits "B" and "C" to the Master Deed of record in Instrument No. 20080115-0004469, said Register's Office, for a more complete identification and description of such Unit.

BEING the same property conveyed to Christine M. Lovly, unmarried, by Warranty Deed dated August 30, 2013, from Scott Duello, a married person, of record in Instrument No. 20130903-0092168, Register's Office for Davidson County, Tennessee.

THE conveyance of the above described parcel of land is subject to the following:

1) The Plan as set out on Exhibits "B" and "C" of the Master Deed of record in Instrument No. 20080115-0004469, said Register's Office;

2) The Premises herein conveyed is a condominium apartment established pursuant to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and

other undertakings contained in the Master Deed Establishing Horizontal Property Regime of 2925 Sharon Hill Circle Condominiums of record as aforementioned;

3) General Partnership Agreement of 2925 Sharon Hill Circle Condominium Association of record in Instrument No. 20091015-0095551, Register's Office for Davidson County, Tennessee;

4) Easement Agreement for Ingress, Egress, and Utilities of record in Instrument No. 20080118-0005886, Register's Office for Davidson County, Tennessee;

5) All matters shown on the Plan of Sharon Hill Circle of record in Book 1424, Page 115, Register's Office for Davidson County, Tennessee; and,

6) Taxes for the current year which have been prorated and paid by the Grantor herein and the subsequent years, not yet due and payable.

This is improved property, known as: **2925 B Sharon Hill Circle, 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 **28th** day of **December, 2017.**

Christine M. Lovly

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Christine M. Lovly,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **28th** day of **December, 2017.**

Notary Public

My Commission Expires: 1/17/21

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY