WARRANTY DEED

Bill Garrett Davidson County
Batch# 50994 DEEDWARR
01/24/2018 11:29:33 AM 2 pgs
Fees: $13.00 Taxes: $569.80

20180124-0007353

Y-PR-17-1505

REBECCA SHUKIS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 12/15/2021
COUNTY OF WILLIAMSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $154,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF JANUARY, 2018.

Notary Public

MY COMMISSION EXPIRES: 12/15/21

(AFFIX SEAL)

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)
Patrick Schmidt	**New Owner**	
(NAME)	(NAME)	**175-02-0B-010.00-CO**
1505 Sprucedale Dr.		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(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, **MICHAEL E. ESTANY AND MARLYN BOTROS, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **PATRICK SCHMIDT, 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: *M.

Land in Davidson County, Tennessee, being Unit No. 4806 on the Plan of Old Hickory Commons, Section 1, a Planned Unit Development, shown as Exhibit "D" to the Master Deed, of record in Instrument No. 20080317-0026338, amended in Instrument No. 20101222-0101832 and Instrument No. 20130322-0028759, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Michael E. Estany and Marlyn Botros, husband and wife by Warranty deed from Rosemary Washington of record in Instrument No. 20140516-0042059 Register's Office for Davidson County, Tennessee, dated May 12, 2014 and recorded on May 16, 2014.

This conveyance is subject to:

- Subject to all matters shown on the Plan of record in Instrument No. 20080220-0016771, Register's Office of Davidson County, Tennessee.
- Declaration of Covenants, Conditions and Restrictions for Old Hickory Commons with By-Laws appended thereto, of record in Instrument No. 20070920-0112646, as amended in Instrument No. 20071213-0143334, as amended and restated by Declaration of Protective Covenants, Conditions and Restrictions and Master Deed for Old Hickory Commons with Charter and By-Laws appended thereto, in Instrument No. 20080317-0026338, as further amended in Instrument No. 20080710-0071087, Instrument No. 20081117-0113467, Instrument No. 20101222-0101832, Instrument 20130322-0028759, Instrument 20140207-0011094 and Instrument No. 20170602-0055284, Register's Office for Davidson County, Tennessee.
- Subject to all matters shown on the Plan attached as an Exhibit to the Amendment To Restated Declaration of Covenants, Conditions and Restrictions and Master Deed for Old Hickory Commons, Sections One, Two and Three, of record in Instrument No. 20080317-0026338, in the Register's Office for Davidson County, Tennessee.
- Conveyance of all common areas to HOA of record in Instrument No. 20080402-0032833, in the Register's Office for Davidson County, Tennessee.
- Right of Way Easement to Colonial Pipeline Company of record in Book 3570, Page 11, in the Register's Office for Davidson County, Tennessee.
- Grant of Transmission Line Easement(s) of record in Book 2344, Page 432, Book 4425, Page 535 and Book 11124, Page 716, in the Register's Office for Davidson County, Tennessee.
- Stormwater Detention Agreement of record in Instrument No. 20060307-0026092, in the Register's Office for Davidson County, Tennessee.
- Easement(s) to Tennessee Telephone Company of record in Instrument No. 20080709-0070604 and Instrument No. 20081121-0114642, in the Register's Office for Davidson County, Tennessee.
- Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.
- Subject to rights of others in and to the common areas and/or elements.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1505 Sprucedale Dr., Antioch, Tennessee 37013**.

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 18th DAY OF JANUARY, 2018.

Michael E. Estany

Marlyn Botros

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MICHAEL E. ESTANY, 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 executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 18th of January, 2018.

Notary Public
My Commission Expires: _____
(SEAL)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 03-03-2020

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MARLYN BOTROS, 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 executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 18th of January, 2018.

Notary Public
My Commission Expires: _____
(SEAL)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 03-03-2020

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