Bill Garrett Davidson County
Batch# 56005 DEEDWARR
02/06/2018 03:35:07 PM 2 pgs
Fees: $13.00 Taxes: $529.10
20180206-0012162

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $143,000.00.

Alexandra Daniela Fialkowski
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF FEBRUARY, 2018.

Notary Public

MY COMMISSION EXPIRES: 5-3-21
(AFFIX SEAL)

STEVEN T. MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-3-2021

M-RM-18-302

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)
Alexandra Daniela Fialkowski	MOVEMENT MORTGAGE	
(NAME)	(NAME)	
302 Hickory Place	8024 CALVIN HALL RD	**096-11-0A-068.00-CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	INDIAN LAND, SC 29707	
(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, and other good and valuable consideration, the receipt of which is hereby acknowledged, **SHANNON CARLISLE AND SPOUSE, LATASHA MITCHELL,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **ALEXANDRA DANIELA FIALKOWSKI, AN UNMARRIED WOMAN,** hereinafter called the Grantee, her heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

A certain condominium located in Davidson County, Tennessee, being Unit H-9, Phase IV, Hickory Place Condominiums as established by Master Deed and By-Laws for Hickory Place Condominiums of record in Book 6472, Page 435 and re-recorded in Book 6476, Page 663 and as amended in Book 6654, Page 910, which Amendment is corrected by Instrument of record in Book 6759, Page 533 and which Master Deed is further amended in Book 7105, Page 182; Book 7105, Page 187 and in Book 7015, Page 192 all in the Register's Office for Davidson County, Tennessee and an undivided interest in and to the general and limited common elements appurtenant thereto and as shown on Exhibit "C" to Amendment to Master Deed in Book 7105, Page 182 , Hickory Place Condominiums and as shown on the Plan of Hickory Place Condominiums, Phases 2-8, Section I, of record in Plat Book 6250, Page 795, all references of record in the Register's Office for, Davidson County, Tennessee, and made for a complete description of said unit.

Being the same property conveyed to Shannon Carlisle, a single woman by Warranty deed from Michael D. Swift, unmarried of record in Instrument No. 20151228-0130045 Register's Office for Davidson County, Tennessee, dated December 23, 2015 and recorded on December 28, 2015.

NOTE: THE SAID LATASHA MITCHELL JOINS IN THE EXECUTION OF THIS INSTRUMENT FOR THE PURPOSE OF CONVEYING HER INTEREST, MARITAL OR OTHERWISE, IN THE ABOVE DESCRIBED PROPERTY.

This conveyance is subject to:
- Taxes for the year 2018, a lien not yet due and payable.
- All matters shown on the Plan of record in Plat Book 6250, Page 795, Register's Office for Davidson County, Tennessee.
- Master Deed establishing a Horizontal Property Regime of Hickory Place Condominiums of record in Book 6472, Page 435, re-recorded in Book 6476, Page 663, amended in Book 6654, Page 910, Book 6759, Page 533, Book 7015, Page 182, Book 7015, Page 187 and Book 7015, Page 192, Register's Office for Davidson County, Tennessee.
- Charter for Hickory Place Condominiums of record in Book 6472, Page 429, in the Register's Office for Davidson County, Tennessee.
- Sanitary Sewer Easement of record in Book 6391, Page 482, in the Register's Office for Davidson County, Tennessee.
- Deed of Conveyance of record in Book 7225, Page 293 and Book 7225, Page 263, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **302 Hickory Place, Nashville, Tennessee 37214**.

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 our hands this the 5th DAY OF FEBRUARY, 2018.

Shannon Carlisle

Latasha Mitchell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SHANNON CARLISLE, 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 5th of February, 2018.

Notary Public
My Commission Expires: 8/20/19
(SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LATASHA MITCHELL, 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 5th of February, 2018.

Notary Public
My Commission Expires: 8/20/19
(SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

RETURN TO:
Rudy Title and Escrow, LLC
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Nashville, TN 37212