WARRANTY DEED

Bill Garrett Davidson County
Batch# 66045 **DEEDWARR**
03/07/2018 09:13:43 AM 2 pgs
Fees: $13.00 Taxes: $1,091.50

20180307-0021351

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $295,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th day of March, 2018

Notary Public

MY COMMISSION EXPIRES: 7-5-21

(AFFIX SEAL)

STEPHANIE DOME NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-05-2021

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Maria Thiel et vir	Mail owners	083-13-0-B-309.00 CO
(NAME)	(NAME)	
1015 Fatherland St #309		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, I, **Jarrod R. Bain, an unmarried man,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Maria Kees Thiel and Michael J. Thiel, wife and husband,** 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 Unit No. 309 with a street address of 1015 Fatherland Street, Nashville, TN 37206, as shown on the Revised Condominium Plat which is attached to the Second Amendment to the Master Deed of 37206 Building of record as Instrument No. 20061023-0131425 as re-recorded in Instrument No. 20061101-0135575, re-recorded in Instrument No. 20061113-0140782, amended in Instrument No. 20070112-0005378 and Instrument No. 20140117-0004964, and subject to all terms and conditions of the Master Deed of record in Instrument No. 20051006-0120763, as amended, all of the Register's Office for Davidson County, Tennessee, to which plat reference is made for location of the above referenced unit.

Being the same property conveyed to Jarrod R. Bain, a single person, by Warranty Deed from Brian L. Schulman, unmarried, dated September 26, 2014, of record in Instrument No. 20140930-0090334, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 1015 Fatherland Street, Unit 309, Nashville, TN 37206
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: M-VRES-18-1015-309

This conveyance is subject to the following: Taxes for the year 2018, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; Master Deed establishing a Horizontal Property Regime of 37206 Building, of record in Instrument No. 20051006-0120763, Instrument No. 20051027-0129747, Instrument No. 20061023-0131425, Instrument No. 20061101-0135575, Instrument No. 20061113-0140782, Instrument No. 20070112-0005378 and Instrument No. 20140117-0004964; Articles of Incorporation/ Charter of record in Instrument No. 20061109-0139403; Easement for sanitary sewer of record in Instrument No. 20051117-0139055; Stormwater Detention Agreement of record in Instrument No. 20051114-0136915; all of record in the Register's Office for Davidson County, Tennessee.

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, their heirs and assigns forever; and we do covenant with 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 hand this 5th day of March, 2018.

Jarrod R. Bain

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Jarrod R. Bain, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and official seal at Franklin, Tennessee, this 5th day of March, 2018.

Notary Public
My Commission Expires: _____

File No.: 27069

