STATE OF Tennessee
COUNTY OF Davidson

Bill Garrett Davidson County
Batch# 82803 DEEDWARR
04/19/2018 10:17:40 AM 2 pgs
Fees: $13.00 Taxes: $1,082.25
20180419-0036941

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $292,500.00.

Lea C. Brown
Affiant

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

MICHAEL T. MOSER STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Notary Public
MY COMMISSION EXPIRES: 3/24/22
File No. G18-1577D

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Lea C. Brown, A Married Woman (NAME)	Franklin American Mortgage Company (NAME)	104-2-S-6 CO
116 31st Avenue North #106 (STREET ADDRESS)	6100 Tower Circle, Suite 600 (STREET ADDRESS)	
Nashville, TN 37203 (CITY) (STATE) (ZIP)	Franklin, TN 37067 (CITY) (STATE) (ZIP)	

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 HEREBYACKNOWLEDGED, WE, **Gary Polovich and Peggy Polovich, Husband and Wife,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Lea C. Brown, A Married Woman,** 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. 106 along with parking space No. 113 on the plan of HENDRICK PLACE, A HORIZONTAL PROPERTY REGIME, filed as Exhibit E to and established by the Master Deed record in Plat Book Instrument No. 2000203-0011406, in the Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said Unit as set forth in the Master Deed, reference to which is hereby made for a more complete and detailed description of the Unit and the Condominium, the rights and obligations of the Declarant and the Unit Owners, and the Bylaws of the Association of Owners.

BEING the same property conveyed to Gary Polovich and wife, Peggy Polovich from Marjorie P. Beard, by Deed dated July 28, 2011, as Instrument No. 20110801-0058564, in the Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. This is a Condominium Unit, and pursuant to the Master Deed and Bylaws, is subject to Homeowner's dues and liens for assessment thereof.

2. The premises herein is a condominium apartment established pursuant to 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; 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, reservations, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Hendrick Place, a Horizontal Property Regime and recorded in Instrument No. 2000203-0011406, Register's Office for Davidson County, Tennessee.
3. Charter of Homeowner's Association of record in Instrument No. 20000202-0011046, Register's Office for Davidson County, Tennessee.
4. Common Area conveyed to Homeowner's Association of record in Instrument No. 20041230-0155034, Register's Office for Davidson County, Tennessee.

The 2017 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 116 31st Avenue North #106, Nashville, TN 37203.

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. Whenever 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 18th day of April, 2018.

Gary Polovich — April 18, 2018 Date

Peggy Polovich — April 18, 2018 Date

STATE OF Missouri

COUNTY OF St. Louis }

PAMELA A. ZURWELLER
Notary Public, Notary Seal
State of Missouri
St. Louis County
Commission # 15026116
My Commission Expires March 20, 2019

Personally appeared before me, the undersigned , a Notary Public in and for said County and State, the within named Gary Polovich and Peggy Polovich, Husband and Wife, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 18th day of April, 2018.

My Commission Expires: March 20, 2019 — Notary Public

Pamela A. Zurweller, State of Missouri, St. Louis County

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066