Bill Garrett Davidson County
Batch# 86327 DEEDWARR
04/30/2018 02:16:43 PM 2 pgs
Fees: $13.00 Taxes: $832.13
20180430-0040518

WARRANTY DEED

April G. Nichols State of Tennessee Notary Public Williamson County

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $224,900.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 24TH DAY OF APRIL, 2018.

NOTARY PUBLIC

MY COMMISSION EXPIRES 6-30-2019

THIS INSTRUMENT PREPARED BY /RETURN TO:
Jim R. Vanderpool, PC, 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 18-9390

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Richard Salvestrin and Shannon Salvestrin	SAME	
1900 RICHARD JONES RD. APT. U5		117150A18900CO
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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

DENNIS V. HARRIS, UNMARRIED

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

RICHARD SALVESTRIN AND SHANNON SALVESTRIN

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. U-5 on the Plan of Green Hills Terrace Condominium Apartments of record in Plat Book 5200, Page 64, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of The Green Hills Terrace, a horizontal property regime established by Master Deed of record in Book 5304, Page 702, as amended in Book 7841, Page 557 and Book 9830, Page 181, said Register's Office.

Being the same property conveyed to Dennis V. Harris, unmarried by Warranty Deed from Katherine A. Blair, unmarried, recorded on the 15th day of March, 2004 in Instrument No. 20040315-0029346, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

1. County of Davidson taxes for the year 2018 and thereafter, not yet due and payable.

2. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

3. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of THE GREEN HILLS TERRACE, as recorded in Plat Book 5200, Page(s) 64, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

4. Terms and provisions of by-Laws of The Green Hills Terrace recorded in Book 5304, Page 745, amended in Book 9830, Page 181.

5. Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing THE GREEN HILLS TERRACE of record in Book 5304, Page 702, as amended by instrument(s) of record in Book 7841, Page 557 and Book 9830, Page 181; also subject to easements, rights and interests 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.

6. Easement to Comcast recorded at Instrument No. 20110930-0075704.

7. Easement for Overhang, recorded in Book 4317, Page 162.

8. Easement for Sanitary Sewer/Storm Drainage, recorded in Book 3879, Page 569.

9. Easement recorded in Book 4320, Page 896.

This is improved property known as 1900 RICHARD JONES RD. APT. U5, 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 in 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 on the 24th day of April, 2018.

Dennis V. Harris

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, DENNIS V. HARRIS, the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 24th day of April, 2018.

Notary Public

JM R VANDERPOOL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 03-15-2020

My Commission Expires: 3-15-2020