Bill Garrett Davidson County
Batch# 90533 DEEDWARR
05/09/2018 02:33:30 PM 3 pgs
Fees: $18.00 Taxes: $1,294.63
20180509-0044602

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $349,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF MAY, 2018.

Notary Public

MY COMMISSION EXPIRES: OCT 2 0 2020

(AFFIX SEAL)

KRISTEN M. TRAINI Notary Public At Large SUMNER COUNTY, TENN.

G-BR-18-1018

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)
Andrew S. Hannigan	NEW OWNER	
(NAME)	(NAME)	**082-13-0A-018.00-CO**
1018 9th Ave N		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208		
(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, **RYAN S. BARNSTEAD, A SINGLE PERSON,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ANDREW S. HANNIGAN, A SINGLE 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:

Being a certain Condominium Apartment in Davidson County, Tennessee, being Unit Number B-1, Row 8.9 Condominiums, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq. as amended, Tennessee Code Annotated, and as established by a Master Deed and By Laws of Row 8.9 Condominiums, of record in Instrument Number 20011121-0128062 and amended in Instrument Number 20021212-0153656 and Instrument No. 20110419-0030186, Register' s Office for Davidson County, Tennessee, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the plan of Row 8.9 Condominiums, of record as set out on Exhibit A to the amendment to the Master Deed, in Instrument Number 20021212-0153656, said Register's Office, for a more complete identification and description of such Unit.

Being the same property conveyed to Ryan S. Barnstead, single man by Special Warranty deed from Fannie Mae a/k/a Federal National Mortgage Association of record in Instrument No. 20120627-0056203 Register's Office for Davidson County, Tennessee, dated May 11, 2012 and recorded on June 27, 2012.

This conveyance is subject to:
- Taxes for the year 2018 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record as Instrument Number 20020718-0086526, Register's Office of Davidson County, Tennessee.
- Subject to the By-Laws for the administration thereof; also subject to the 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 buildings thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Row 8.9 Condominium of record in Instrument Number 20011121-0128062, as amended in Instrument No. 20021212-0153656 and Instrument No. 20110419-0030186, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 9183, Page 130, amended in Book 11625, Page 280 and Instrument No. 20020425-0051069 and Appointment of Successor Trustee recorded in Instrument No. 20151215-0125985, in the Register's Office for Davidson County, Tennessee.
- Charter for Row 8.9 Condominium Association of record in Instrument Number 20011130-0131873, in the Register's Office for Davidson County, Tennessee.
- Stormwater Detention Agreement of record in Instrument Number 20011121-0128093, in the Register's Office for Davidson County, Tennessee.
- Public Utility Easement of record in Instrument Number 20010827-0092301, in the Register's Office for Davidson County, Tennessee.
- Subject to conveyance to the State of Tennessee of record in Book 6120, Page 475, in the Register's Office for Davidson County, Tennessee.

- Metropolitan Development and Housing Agency Affordability Restriction Agreement and Right of First Refusal of record in Instrument Number 20030110-0004695, 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: **1018 9th Ave N, Nashville, Tennessee 37208**.

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 7th DAY OF MAY, 2018.

Ryan S. Barnstead

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RYAN S. BARNSTEAD, 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 7th of May, 2018.

Notary Public
My Commission Expires: _____
(SEAL)

BRIAN D. MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

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

True Copy Certification

I, KRISTEN TRAINI, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TENNESSEE

County of SUMNER

Personally appeared before me, the undersigned, a notary public for this county and state, KRISTEN TRAINI who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 11-30-2020

Notary's Seal (if on paper)

