30768-8 Box 14

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd, Ste 203A
Nashville, TN 37215

CRT File No. 180415828

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $399,999.00.

Jessica D. Packett
Affiant

Subscribed and sworn to before me, this 10th day of May, 2018.

ANNA AGEE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Anna Agee
Notary Public
My Commission Expires: 3-8-22

Bill Garrett Davidson County
Batch# 91351 DEEDWARR
05/14/2018 09:16:20 AM 2 pgs
Fees: $13.00 Taxes: $1,480.00

20180514-0045658

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Thomas G. Roady, III 521 Armistead Place Nashville TN 37215	New Owner(s)	Tax Parcel ID No. 116-12-0D-521.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Nancy I. Dunn, unmarried,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Thomas G. Roady, III and Kristin G. Roady, husband and wife,** ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 521, on the plan of Burlington on the Plan of Revised Burlington Condominium, Phase II according to the Master Deed of record in Book 6011, Page 653, in the Register's Office of Davidson County, Tennessee, and more particularly described in Plat Book 6250, Page 96, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for particular description.

Being the same property conveyed to Nancy I. Dunn by Warranty Deed from Elenita A. Stewart and husband, Michael D. Stewart, recorded on the 2nd day of July, 2004 in Instrument No. 20040702-0079101, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2018 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of REVISIONS BURLINGTON CONDOMINIUM PLAT OF PHASE II - CONDOMINIUM LOT, as recorded in Plat Book 5200, Page(s) 684 and Plat Book 6250, Page 96.

Terms and provisions of by-Laws recorded in Book 11525, Page 300.

Charter of Homeowners Association recorded in Book 6018, Page 349.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing REVISIONS BURLINGTON CONDOMINIUM PLAT OF PHASE II - CONDOMINIUM

LOT of record in Book 6011, Page 653, Book 6194, Page 440 and Book 6362, Page 405; 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.

Easement for Sewer/Storm Drainage, recorded in Book 6929, Page 643.

This is improved property located at 521 Armistead Place, Nashville, TN 37215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 10th day of May, 2018.

Nancy I. Dunn

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Nancy I. Dunn, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 10th day of May, 2018.

Notary Public
My Commission Expires: _____

VIRGINIA ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 6, 2021