WARRANTY DEED

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $479,900.00

KG
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF May, 2018.

VAnderson
Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bell Law Settlement Services, LLC 3102 West End Ave Suite 400, Nashville TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Stephen P. Gondek	New Owner	091064G00100C0
(NAME)	(NAME)	
943 25th St. NW Apt. B		
(ADDRESS)	(ADDRESS)	
Washington, DC 20037		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Bill Garrett Davidson County
Batch# 94583 DEEDWARR
05/21/2018 09:22:17 AM 2 pgs
Fees: $13.00 Taxes: $1,775.63

20180521-0048163

FOR AND CONSIDERATION OF THE SUM OF ONE DOLLAR, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, THAT **Richland South, LLC, A Tennessee Corporation,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Stephen P. Gondek,** unmarried, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain tract or parcel of land located in Davidson County, Tennessee described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit "A", on the Horizontal Property Regime with Private Elements for 5605 Morrow Road Townhomes, as estimated in the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20161230-0137328, Register's Office for Davison County, Tennessee, to all which reference is hereby made for a more complete description.

Being a portion of the same property conveyed to Richland South, LLC, a Tennessee limited liability company by Warranty Deed from Genaro Arana Rodriguez, record on August 01, 2016, of record in Instrument No. 20160801-0078682, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Genaro Arana Rodriguez by Warranty Deed from Priscilla S. Polk, recorded on September 24, 1999, of record in Book 11674, Page 433-434, Register's Office for Davidson County, Tennessee.

This is improved property known as 5605A Morrow Rd, Nashville, TN 37209.

This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the Grantee; 2) all restrictions of record; 3) all easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations

This is:						
Improved	property, known as	0915605A Morrow Road	Nashville	TN	37209	
		(House Number) (Street)	(P.O. Address)	(City or Town)	(Postal Zip)	

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 our hands 05/17/18.

Richland South, LLC

John A. Bell, Jr. Authorized Agent

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, in and for said County and State, appeared, John A Bell Jr, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged himself to be the Authorized Agent of HR Properties of Tennessee, a General Partnership, the within named bargainor, and he as such Authorized Agent being authorized so to do, executed the foregoing instrument (DEED) for the purposes therein contained by signing the name of HR Properties of Tennessee, by himself as Authorized Agent.

Witness my hand and official seal this 17th day of May, 2018.

Notary Public

My Commission Expires: _____

MELODY WEATHERS
STATE OF TENNESSEE NOTARY PUBLIC
COMM. EXP. 07-06-2020
DAVIDSON COUNTY