Bill Garrett Davidson County
Batch# 99354 DEEDWARR
06/01/2018 03:36:23 PM 2 pgs
Fees: $13.00 Taxes: $567.95
20180601-0052598

Prepared By & Return To:
Lakeside Title & Escrow
854 Wren Road
Goodlettsville, TN 37072

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 153,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 25TH DAY OF MAY, 2018.

Notary Public

Commission Expiration: 9/7/2020

ANNE MARIE CHANDLER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires September 7, 2020

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL:
Henry Schwartz 2047 Nashboro Blvd. Nashville, TN 37217	CMG MORTGAGE, INC. 3160 CROW CANYON RD. #400 SAN RAMON, CA 94583	-135120A26.00

WARRANTY DEED

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 ACKNOWLEDGED, WE, **Jonathan Arbuckle, married, and Robert Bertotti, married,** HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Henry Schwartz , married,** 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:

BEING UNIT 2047 OF NASHBORO VILLAGE TWELVE (12) CONDOMINIUM, AND GARAGE UNIT NO. -0- OF SAID CONDOMINIUM, AS SHOWN ON MASTER PILOT PLAN FOR NASHBORO VILLAGE TWELVE (12) CONDOMINIUM, PREPARED BY MILLER, WHIRY & LEE, INC, LANDSCAPE ARCHITECTS & ENGINEERS DATED NOVEMBER 1, 1973 AND RECORDED IN PLAT BOOK 4675, PAGE 121, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; TOGETHER WITH ALL RIGHT, TITLE AND INTEREST RELATING TO SAID UNIT AS PRESCRIBED AND SET FORTH IN DEED BOOK 4827, PAGE 20, AFORESAID RECORDED ON JUNE 20, 1974, SAID MASTER DEED AND ALL RECORDED AMENDMENTS AND EXHIBITS THERTO BEING BY THIS REFERENCE INCORPORATED HEREIN AND MADE A PART THEREOF. THE INTEREST CONVEYED INCLUDES, WITH LIMITING THE GENERALITY OF THE FOREGOING, AN UNDIVIDED 2.03% INTEREST IN THE COMMON ELEMENTS OF THE NASHBORO VILLAGE TWELVE (12) CONDOMINIUM.

Being the same property conveyed to Jonathan Arbuckle and Robert Bertotti and Rick Lott, all with full rights of survivorship, by deed from Leslie Karen Ward, unmarried dated 2/22/2018, recorded 2/27/2018 filed of record in Instrument No. 201802270018468, said Register's Office.

Also being the same property conveyed to Jonathan Arbuckle and Robert Bertotti by deed from Rick Lott, dated 5/24/2018, recorded _____, in Instrument No. 20180601-0052597 said Register's Office.

Tax Map and Parcel ID is as follows 135120A26.00

THIS PROPERTY IS NOT THE PRIMARY OR MARITAL RESIDENCE OF EITHER GRANTOR.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

This is improved property known as 2047 Nashboro Blvd., Nashville, TN 37217

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 unemcumbered, 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 this 25th day of May 2018 .

Jonathan Arbuckle

Robert Bertotti

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 25th day of May 2018 , before me personally appeared **Jonathan Arbuckle and Robert Bertotti**, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that such persons executed the same as such person's free act and deed.

Witness my hand and official seal at office this .

Chasity Petty
Notary Public

Commission Expiration: 9/20/2021

CHASITY PETTY
NOTARY PUBLIC
STATE OF TENNESSEE
SUMNER COUNTY
My Commission Expires SEPT. 20, 2021