WARRANTY DEED

Bill Garrett Davidson County
Batch# 99882 DEEDWARR
06/04/2018 02:08:04 PM 2 pgs
Fees: $13.00 Taxes: $666.00

20180604-0053090

MEGAN PAULUS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY Commission Expires 08-20-2019

Y-VRES-18-510-13

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $180,000.00.

Nicole Lee Bianchi
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF MAY, 2018.

Megan Paulus
Notary Public

MY COMMISSION EXPIRES: 8/20/19
(AFFIX SEAL)

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)
Nicole Lee Bianchi	**BancorpSouth Bank**	
(NAME)	(NAME)	**090-11-0B-013.00-CO**
510 Basswood Ave #13	**5217 Maryland Way**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209-1668	**Brentwood, TN 37027**	
(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, **DANIEL L. WALL, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **NICOLE LEE BIANCHI, A SINGLE WOMAN,** 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:

A Condominium Apartment in Davidson County, Tennessee, Being Unit No. 13 of River Breeze Garden Townhomes a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Exhibit "B" to the Master Deed of record in Instrument No. 20030207-0017550, amended in Instrument No. 20030618-0084385 and Instrument No. No. 20040308-0025984, Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the condominium.

Being the same property conveyed to Daniel L. Wall, an unmarried man by Warranty deed from Peter Moelius of record in Instrument No. 20161104-0116758 Register's Office for Davidson County, Tennessee, dated October 31, 2016 and recorded on November 04, 2016.

Daniel L. Wall having since married. Said property was never a marital residence.

This conveyance is subject to:
- Taxes for the year 2018, a lien not yet due and payable.
- Master Deed establishing a Horizontal Property Regime of River Breeze Garden Townhomes of record in Instrument Number 20030207-0017550, as amended in Instrument No. 20030618-0084385 and Instrument No. 20040308-0025984, Register's Office for Davidson County, Tennessee.
- Charter for HOA of record in Instrument Number 20030207-0017549, in the Register's Office for Davidson County, Tennessee.
- Quit Claim Deed for common areas of record in Instrument Number 20030207-0017551, in the Register's Office for Davidson County, Tennessee.
- Quitclaim Deed for Workshop of record in Instrument Number 20051114-0137538, in the Register's Office for Davidson County, Tennessee.
- Easement to Metropolitan Government of Nashville and Davidson County, Tennessee of record in Book 5269, Page 72, 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: **510 Basswood Ave #13, Nashville, Tennessee 37209-1668**.

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 30th DAY OF MAY, 2018.

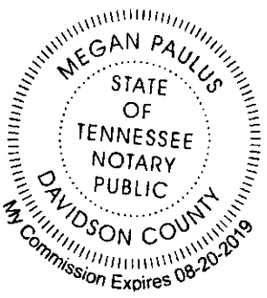
Daniel L. Wall

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DANIEL L. WALL, 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 30th of May, 2018.

Notary Public
My Commission Expires: 8/20/19
(SEAL)



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