Bill Garrett Davidson County
Batch# 100017 DEEDWARR
06/04/2018 03:42:46 PM 2 pgs
Fees: $13.00 Taxes: $654.90
20180604-0053282

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $177,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF May, 2018.

Notary Public
MY COMMISSION EXPIRES:
File No. G18-1876D

CARMEN COATS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-08-2022

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Gia M. Marino, an unmarried woman (NAME)	~~NEW OWNER~~ OR MOVEMENT MORTGAGE, LLC (NAME)	052-13-0B-028.00 CO
2524 Sonar Street (STREET ADDRESS)	8624 CALVIN HALL RD (STREET ADDRESS)	
Nashville, TN 37214 (CITY) (STATE) (ZIP)	INDIAN LAND, SC 29707 (CITY) (STATE) (ZIP)	

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 HEREBYACKNOWLEDGED, WE, **Jerry T. Hilands, an unmarried man, and Alexandra McKee, an unmarried woman**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Gia M. Marino, an unmarried woman**, 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:

Land in Davidson County, Tennessee, being Unit No. 75 on the plan of RIVER GLEN CONDOMINIUMS, PHASE II-B, as shown by plat of record in Plat Book 6900, Page 819, amends Plat Book 6900, page 650, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Jerry T. Hilands, an unmarried man, and Alexandra McKee, an unmarried woman, as tenants in common with rights of survivorship, from Rosemary Ann Simmons Chambliss Koumoullou, married, by deed dated May 26, 2017, of record in Instrument No. 20170531-0053840 and corrected by Scrivener's Affidavit in Instrument No. 20170707-0068526, in the Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. **Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Plat Book 6900, page 819, Register's Office for Davidson County, Tennessee.**
2. **Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Boundary Plat(s) recorded in Book 6900, page 650-651, Register's Office for Davidson County, Tennessee.**
3. **Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Boundary Plat(s) and R.O.W. dedication for Phase II A & B recorded in Plat Book 6900, page 608, Register's Office for Davidson County, Tennessee.**
4. **The premises herein is a condominium apartment established pursuant to the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; also subject to 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 building thereon; and also including without limitations all conditions, covenants, restrictions, reservations, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Phase II-B River Glen Condominiums and recorded in Book 7566, Page 571, Book 7724, Page 293, Instrument # 200409150111299, and # 200409150111301, Register's Office for Davidson County, Tennessee.**
5. **Charter of Homeowner's Association of record in Book 8069, page 158, Register's Office for Davidson County, Tennessee.**

6. **Common Area conveyed to Homeowner's Association of record in Instrument # 200311260171892, Register's Office for Davidson County, Tennessee.**
7. **Easement for 20' roadway to USA as recorded in Book 186, page 559, Register's Office for Davidson County, Tennessee.**
8. **Flowage Easement as recorded in Book 2200, page 119, Register's Office for Davidson County, Tennessee.**
9. **Easement for Electric transmission lines as recorded in Book 3961, page 681, Register's Office for Davidson County, Tennessee.**
10. **Easement as recorded in Book 674, page 687, Register's Office for Davidson County, Tennessee.**
11. **Deed of Conveyance to Metro Gov't for sanitary sewers as recorded in Book 7061, page 172, Register's Office for Davidson County, Tennessee.**
12. **Deed of Conveyance to Metro Gov't for water mains as recorded in Book 7061, page 196, Register's Office for Davidson County, Tennessee.**
13. **Easement Agreement as recorded in Book 7296, page 484, Register's Office for Davidson County, Tennessee.**
14. **This is a Planned Housing Development and is subject to Homeowner's dues and liens for assessment thereof.**

The 2017 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.
The signature of Alexandra McKee is signed by her duly appointed Attorney-in-fact Jerry T. Hilands, pursuant to the Power of Attorney recorded in Instrument #_____, said Register's Office.

This is improved property, known as 2524 Sonar Street, Nashville, TN 37214.

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. Whenever 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 29th day of May, 2018.

Jerry T. Hilands — May 29, 2018 Date

ALEXANDRA MCKEE

By: by Jerry T. Hilands POA — May 29, 2018 Date
Jerry T. Hilands, Attorney-in-Fact

STATE OF Tennessee
COUNTY OF Davidson }

Personally appeared before me, the undersigned , a Notary Public in and for said County and State, the within named Jerry T. Hilands , the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 29th day of May, 2018.

My Commission Expires: 8/27/2018

Notary Public

SUMNER COUNTY TRUDY MILLIKEN STATE OF TENNESSEE NOTARY PUBLIC

STATE OF Tennessee
COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Jerry T. Hilands, Attorney-in-Fact for Alexandra McKee, with whom I am personally acquainted, and who acknowledged that he or she executed the within instrument for the purposes therein contained, and who further acknowledged that he or she is the Attorney-in-Fact of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 29th day of May, 2018.

My Commission Expires: 8/27/2018

Notary Public

TRUDY MILLIKEN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

PREPARED BY AND RETURN TO:
SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066