WARRANTY DEED

Bill Garrett Davidson County
Batch# 101904 DEEDWARR
06/07/2018 10:23:59 AM 2 pgs
Fees: $13.00 Taxes: $1,054.50

20180607-0054715

G-VRES-18-2025

LISA LITTLETON HOLLEY
STATE OF TENNESSEE NOTARY PUBLIC
DICKSON COUNTY
My Commission Expires 04-24-2019

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $284,999.00.

Debbie Hamilton
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5 DAY OF JUNE, 2018.

Notary Public

MY COMMISSION EXPIRES: 4/24/19 (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)
Stephen B. DeLoach	Stephen B. Deloach	
(NAME) **2025 Woodmont Boulevard #114**	(NAME) 212 East College St.	**117-11-J-114.00CO**
(ADDRESS) **Nashville, TN 37215**	(ADDRESS) Dickson, Tn 37055	
(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, **JOHN NADEAU, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **STEPHEN B. DELOACH, MARRIED ,** 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:

Land in Davidson County, Tennessee, being Unit No. 114, together with the appurtenant interest in the common elements of The Hillmont Condominiums, a horizontal property regime established by Master Deed of record as Instrument No. 20040209-0015685 and re-recorded as Instrument No. 20040212-0017074, amended in Instrument No. 20050404-0036415 and further amended in Instrument No. 20050512-0053861, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description of said Unit.

Being the same property conveyed to John Nadeau, married, by Warranty Deed from Katherine Nadeau Bodnar, married, recorded October 10, 2013 in Instrument No. 20131010-0106355, Register's Office for Davidson County, Tennessee.

Said property was not the Grantor's primary marital residence.

This conveyance is subject to:
- Plat Book 6200, Page 383, Register's Office for Davidson County, Tennessee.
- Master Deed establishing a Horizontal Property Regime of The Hillmont Condominiums of record in Instrument Number 20040209-0015685, and re-recorded in Instrument No. 20040212-0017074, as amended in Instrument No. 20050404-0036415 and further amended in Instrument No. 20050512-0053861, Register's Office for Davidson County, Tennessee.
- Right of Entry Agreement of record in Book 9921, Page 620, in the Register's Office for Davidson County, Tennessee.
- Sewer Easement in Book 3921, Page 507, Register's Office for Davidson County, Tennessee.
- Grant of Easement in Instrument Number 20110930-075711, Register's Office for Davidson County, Tennessee.
- Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.
- Subject to rights of others in and to the common areas and/or elements.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2025 Woodmont Boulevard #114, Nashville, Tennessee 37215**.

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 4 DAY OF JUNE, 2018.

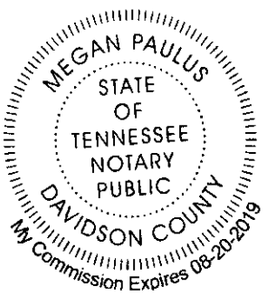
John Nadeau

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN NADEAU, 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 4th of June, 2018.

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



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