WARRANTY DEED

Bill Garrett Davidson County
Batch# 101988 DEEDWARR
06/07/2018 01:02:43 PM 2 pgs
Fees: $13.00 Taxes: $586.45

20180607-0054823

G-NR-18-2601

STATE OF TENNESSEE
COUNTY OF DAVIDSON

$158,500.00

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$160,000.00~~.

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 8/20/2019 (AFFIX SEAL)

WILLIAM E GROMER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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)
Donald J. Monaghan and Patricia R. Monaghan	new owner	
(NAME)	(NAME)	**117-3-B-99.00CO**
2601 Hillsboro Pike. #G4	3001 Floribunda Court	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212	Fallston, MD 21047	
(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, **DEMETRIOS E. TAVOULAREAS, A SINGLE PERSON AND PARASKEVI TAVOULAREAS AND EFSTRATRIOS TAVOULAREAS, WIFE AND HUSBAND,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **DONALD J. MONAGHAN AND PATRICIA R. MONAGHAN, HUSBAND AND WIFE, ,** 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 certain condominium apartment in Davidson County, Tennessee, being Unit No. G-4 of the Villager Condominium Apartments, Revised, a Horizontal Property Regime established by Master Deed for Villager Condominium in Book 5434, Page 665, and Deed of Correction for Master Deed of record in Book 5487, Page 967, and as shown on the Revised Plan of The Villager Condominium Apartments, of record in Plat Book 5200, Page 201, Register's Office for Davidson County, Tennessee, all to which reference is hereby made for a more complete description.

Being the same property conveyed to Demetrios E. Tavoulareas, unmarried, Paraskevi Tavoulareas and husband, Efstratios Tavoulareas, Joint Tenants With Right of Survivorship, by Warranty Deed from Robert L. Higginbottom and July Michelle G. Higginbottom, recorded August 2, 2006 in Instrument No. 20060802-0093769, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
- Plan of record in Plat Book 5200, Page 201, Register's Office for Davidson County, Tennessee.
- Master Deed establishing a Horizontal Property Regime of Villager Condominium of record in Book 5434, Page 665, as corrected in Book 5487, page 967, and with Rules and Regulations in Instrument No. 20090616-0055824, Register's Office for Davidson County, Tennessee.
- Charter of the Villager Homeowners' Association, Inc. of record in Book 5441, Page 815, in the Register's Office for Davidson County, Tennessee.
- By-Laws of Villager Condominium of record in Book 5434, Page 708 as amended in Instrument No. 20080416-0038631, in the Register's Office for Davidson County, Tennessee.
- Easement for Right of Way of record in Book 4808, Page 424, 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: **2601 Hillsboro Pike. #G4, Nashville, Tennessee 37212**.

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 5th DAY OF JUNE, 2018.

Demetrios E Tavoulareas by PH Atty in Fact
Demetrios E. Tavoulareas by Paul Hinman, Attorney-in-Fact

Paraskevi Tavoulareas by PH Atty in Fact
Paraskevi Tavoulareas by Paul Hinman, Attorney-in-Fact

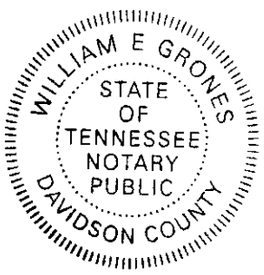
Efstratrios Tavoulareas by PH Atty in Fact
Efstratrios Tavoulareas by Paul Hinman, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Paul Hinman, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of DEMETRIOS E. TAVOULAREAS AND PARASKEVI TAVOULAREAS AND EFSTRATRIOS TAVOULAREAS, and who acknowledged he/she/they executed the same as the free act and deed of the said DEMETRIOS E. TAVOULAREAS AND PARASKEVI TAVOULAREAS AND EFSTRATRIOS TAVOULAREAS.

Witness my hand and official seal, this the 5th of June, 2018.

William E. Grones
Notary Public
My Commission Expires: 8/20/2019
(SEAL)



RETURN TO:
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Nashville, TN 37212