Bill Garrett Davidson County
Batch# 110320 DEEDWARR
06/28/2018 04:12:30 PM 3 pgs
Fees: $18.00 Taxes: $961.63
20180628-0062814

Prepared by:
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CHERIE FRANKLIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 05-30-2021

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $259,900.00

Affiant

Subscribed and sworn to before me this 26th day of June, 2018.

Notary Public
My commission expires: 5-30-21

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Irma Petrosyan 105 Highland Villa Dr Nashville, TN 37211	Same as new owner	161-14-0B-105.00-CO

Warranty Deed

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged **Paul A. Ross, an unmarried man** hereinafter referred to as Grantor(s), has bargained and sold, and does hereby transfer and convey to **Irma Petrosyan, a single woman,** hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

A certain condominium apartment in Davidson County, Tennessee, described as Unit No. 105 of Highland Villa Condominiums, a Condominium, a Horizontal Property Regime, located on Highland Villa Drive, Nashville, Tennessee, as shown on the plat of Highland Villa Condominiums, Condominium apartments recorded in Plat Book 6200 Page 473, said Register's Office, and described in a Master Deed recorded in Book 7278 Page 312, as amended in Book 7347 Page 717, Book 7352 Page 630, Book 7467 Page 850, Book 7470 Page 153, Book 7600 Page 361, Book 8173 Page 84, Book 8199 Page 149, Book 8765 Page 610, and Book 10871 Page 232, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Paul A. Ross, unmarried, by deed dated January 19, 2018, from Adam Reynolds, Personal Representative and sole heir at law of Teresa Brown Reynolds, of record in Instrument No. 20180122-0006530, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following:

1. All matters appearing on the plan of Highland Villa Condominiums of record in Plat Book 6200 Page 473, Register's Office for Davidson County, Tennessee.

2. Subject to Water Mains and Appurtenances Easement of record in Book 8175 Page 774, Register's Office for Davidson County.

3. Subject to the Covenant, Condition, or Restriction, recorded in Book 7278 Page 312, as amended in Book 7347 Page 717, Book 7352 Page 630, Book 7467 Page 850, Book 7470 Page 153, Book 7600 Page 361, Book 8173 Page 84, Book 8199 Page 149, Book 8765 Page 610, and Book 10871 Page 232 the official records of Davidson County Register of Deeds.

4. Charter for Highland Villa Condominiums of record in Book 7278 Page 310.

5. ByLaws of record in Book 8090 Page 537 and amended in Book 8131 Page 95, Book 8658 Page 595, Book 9730 Page 265, Book 9730 Page 268, Book 9730 Page 271, Instrument No. 20021118-0142476, and Instrument No. 20081210-0119221.

This property is improved property known as 105 Highland Villa Drive, Nashville, TN 37211

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. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever.

In Witness Whereof, the said, **Grantor**, hereunto set by hands and seals this 26th day of June, 2018.

Paul A. Ross

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 26th day of June, 2018, before me personally appeared Paul A. Ross, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Witness my hand, at Brentwood, Tennessee, this 26th day of June, 2018.

Sheri Engel
Notary Signature
My commission expires: January 5, 2020

SHERI ENGEL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

True Copy Certification

I, Yvette Meldrum, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature – Yvette Meldrum

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a notary public for this county and state, Yvette Meldrum who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5-30-21

CHERIE FRANKLIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 05-30-2021