WARRANTY DEED

Bill Garrett Davidson County
Batch# 119431 DEEDWARR
07/24/2018 07:56:30 AM 3 pgs
Fees: $18.00 Taxes: $1,365.30
20180724-0071777

G-VRES-18-710-16

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $369,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF JULY, 2018.

Notary Public

MY COMMISSION EXPIRES: 5/30/21
(AFFIX SEAL)

ELIZABETH PASCHALL STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

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)
Charles Harrold and Kelly Marcora Dimbat	BNC National Bank	
(NAME) 26 Riverbank Terrace ~~710 Buchanan St #16~~	(NAME) 20175 North 67th Avenue	**081-08-4B-006.00**
(ADDRESS) Billerica, MA 01821 ~~Nashville, TN 37208~~	(ADDRESS) Glendale, AZ 85308	
(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, **TARA M. HENNESSY, A SINGLE PERSON,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **CHARLES HARROLD AND KELLY MARCORA DIMBAT, 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:

Land in Davidson County, Tennessee, being Unit No. 6, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for Salemtown Cottages of record as Instrument No. 20130930-0102050 and amended in Instrument No. 20140509-0040031, and being shown on Plat attached thereto as Exhibit "C", in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Tara M. Hennessy by Warranty deed from HR Properties of Tennessee, a Tennessee general partnership of record in Instrument No. 20151117-0116588 Register's Office for Davidson County, Tennessee, dated November 13, 2015 and recorded on November 17, 2015.

This conveyance is subject to:
- Taxes for the year 2018 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 21, Page 105, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20130930-0102050, amended in Instrument No. 20140509-0040031, Register's Office for Davidson County, Tennessee.
- Charter for HOA of record in Instrument Number 20130930-0102049, in the Register's Office for Davidson County, Tennessee.
- Storm water detention agreement of record in Instrument Number 20140424-0034431, in the Register's Office for Davidson County, Tennessee.
- Terms and conditions of the easements as contained in Deed to the State of Tennessee of record in Book 4130, Page 170, in the Register's Office for Davidson County, Tennessee.
- Terms and conditions of the easements as contained in Deed to the State of Tennessee of record in Instrument Number , in the Register's Office for Davidson County, Tennessee.
- Terms and conditions of the easements as contained in Deed to the State of Tennessee of record in Book 4127, Page 397, in the Register's Office for Davidson County, Tennessee.
- Terms and conditions of the easements as contained in Deed to the State of Tennessee of record in Instrument Number 20070102-0000128, in the Register's Office for Davidson County, Tennessee.
- Terms and conditions of the easements as contained in Deed to the State of Tennessee of record in Book 4122, Page 106, in the Register's Office for Davidson County, Tennessee.
- Terms and conditions of the easements as contained in Deed to the State of Tennessee of record in Instrument Number 20060329-0035799, in the Register's Office for Davidson County, Tennessee.
- Terms and conditions of the easements as contained in Deed to the State of Tennessee of record in Book 4149, Page 459, in the Register's Office for Davidson County, Tennessee.
- Terms and conditions of the easements as contained in Deed to the State of Tennessee of record in Instrument Number 20060405-0039126, in the Register's Office for Davidson County, Tennessee.

- Terms and conditions of the easements as contained in Deed to the State of Tennessee of record in Book 4117, Page 233, in the Register's Office for Davidson County, Tennessee.
- Terms and conditions of the easements as contained in Deed to the State of Tennessee of record in Instrument Number 20051214-0149957, in the Register's Office for Davidson County, Tennessee.
- Terms and conditions of the easements as contained in Deed to the State of Tennessee of record in Instrument Number 20060213-0017453, 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: **710 Buchanan St. #16, Nashville, Tennessee 37208**.

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 18th DAY OF JULY, 2018.

Tara M. Hennessy by John Gleaves,
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, John Gleaves, 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 TARA M. HENNESSY, and who acknowledged he/she/they executed the same as the free act and deed of the said TARA M. HENNESSY.

Witness my hand and official seal, this the 18th of July, 2018.

Notary Public
My Commission Expires: _____
(SEAL)

KATE NYQUIST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-18-2021

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

True Copy Certification

I, Alyssa Rayne, 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.

Alyssa Rayne

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Ashley Ann Reiss, a notary public for this county and state, Alyssa Rayne who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Ashley Ann Reiss

Notary's Signature

My Commission Expires: 2/9/2020

Notary' Seal (if on paper)

