WARRANTY DEED

Bill Garrett Davidson County
Batch# 120911 DEEDWARR
07/25/2018 02:57:22 PM 2 pgs
Fees: $13.00 Taxes: $1,313.50

20180725-0072677

B-P-18-2019

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $355,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF JULY, 2018.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 03-03-2020

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)
Dana Holmes and Barbara Holmes	new owner	
(NAME)	(NAME)	**117-07-0J-003.00-CO**
2019 Lombardy Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(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, **KEVIN A. NUGENT AND HELEN H. NUGENT, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **DANA HOLMES AND BARBARA HOLMES, 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 located in Davidson County, Tennessee, being Unit No. 2019 of Kingsbridge Condominiums, a Horizontal Property Regime established pursuant to the provisions of the Tennessee Horizontal Property Act (Tennessee Code Annotated Sections 66-17-101 through 66-2-123) and the provisions of the Master Deed for Kingsbridge Condominiums, as of record in Book 7105, page 777, as amended in Book 7457, page 15 and Book 9539, page 564, Register's Office for Davidson County, Tennessee, including without limitation the By-laws appended thereto as of record in Book 7105, page 804, Register's Office for Davidson County, Tennessee.

Together with the undivided percentage interest in the Common Elements as defined by the Master Deed and pertaining to said unit and all other rights, powers, privileges and interests appertaining to said unit pursuant to the Master Deed.

Together with allocated Parking Space No. P-6 being an inseparable appurtenance thereto as provided by said Master Deed.

Being the same property conveyed to Kevin A. Nugent and Helen H. Nugent, husband and wife by Warranty deed from Antonio M. Granda, unmarried of record in Instrument No. 20161005-0105254 Register's Office for Davidson County, Tennessee, dated September 30, 2016 and recorded on October 05, 2016.

This conveyance is subject to:
- Taxes for the year 2018, a lien not yet due and payable.
- All conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Kingsbridge Condominiums of record in Book 7105, Page 777, and amended in Book 7457, Page 15, Register's Office for Davidson County, Tennessee.
- Amendment to By-Laws of record in Book 9539, Page 564, and Instrument Number 20051116-0138698, in the Register's Office for Davidson County, Tennessee.
- Charter of record in Book 7182, Page 543, Book 7817, page 947, Book 7182, page 221, Book 7182, page 216 and Book 7912, Page 543, in the Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 1133, Page 85; Book 109, page 353 and Book 7457, Page 543, in the Register's Office for Davidson County, Tennessee.
- Restrictions of record as Instrument Number 20050518-0055964 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: **2019 Lombardy Avenue, 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 23rd DAY OF JULY, 2018.

Kevin A. Nugent by Will Grones, Attorney in Fact

Kevin A. Nugent by Will Grones, Attorney in Fact

Helen H. Nugent by Will Grones, Attorney in Fact

Helen H. Nugent by Will Grones, 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, WILL GRONES, 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 KEVIN A. NUGENT AND HELEN H. NUGENT, and who acknowledged he/she/they executed the same as the free act and deed of the said KEVIN A. NUGENT AND HELEN H. NUGENT.

Witness my hand and official seal, this the 23rd of July, 2018.

Notary Public
My Commission Expires: _____
(SEAL)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 03-03-2020

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