Bill Garrett Davidson County
Batch# 130663 DEEDWARR
08/17/2018 03:43:30 PM 3 pgs
Fees: $18.00 Taxes: $739.63
20180817-0081928

WARRANTY DEED

Sondra Brown State of Tennessee Notary Public Davidson County

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$199,900.00.**

Affiant

Subscribed and sworn to before me this 15th day of August, 2018.

Notary Public
My Commission expires: 3/3/2020
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Gary S. Hirstein	SAME AS OWNER	135-11-0C-016.00
131 Nashboro Greens		
Nashville, TN 37217		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Patricia A. Thomas, now known as, Patricia Pyles and Phillip Pyles**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Gary S. Hirstein and Mary E. Hirstein, husband and wife and Eric S. Hirstein, unmarried**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Unit No. 16 on the Plan of Nashboro Village 18, as of record in Plat Book 9700, Page 968, and amended in Book 11700, Page 48, Register's Office for Davidson County, Tennessee, to which said reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Peter J. Adzima and Patricia A. Thomas, by Warranty Deed dated April 20, 2006, from Kelly McNamee, unmarried, of record in Instrument No. 20060426-0047426, Register's Office for Davidson County, Tennessee. Further conveyed to Patricia A. Thomas by Quitclaim Deed dated November 17, 2006, from Peter J. Adzima, of record in Instrument No. 20061120-0143621, Register's Office for Davidson County, Tennessee.

The said Patricia A. Thomas is now known as Patricia Pyles.

The said Phillip Pyles joins in this conveyance to convey any and all interest that he may have in said property, particularly any marital interest.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2018 and subsequent years, plus any penalties and interest which may accrue.
- Subject to all matters as shown on the Plan of record in Plat Book 9700, page 968, Register's Office Davidson County, Tennessee.
- Restrictions: Conveyance of the common area to Greens Homeowner's Association, Inc., of record Instrument No. 20001010-0100361, Register's Office for said County.
- HOA Charter: Charter of Greens Homeowner's Association, Inc., of record in Book 11703, Page 579, Register's Office for said County.
- Declaration of Covenants. Conditions, and Restrictions of record in Book 4827, {age 14, Book 11703, Pages 581 and 520, Book 5469, page 840, Book 7751, page 907, Book 11703, page 581, Instrument No. 2000316-0027171, Instrument No. 20001031-0108075, Instrument No. 20010322-0027767, Instrument No. 20000627-0063887, Instrument No. 200110923-0073937, 20021211-0152723, Instrument No. 20070118-0007533,, Instrument No. 20091105-0102438, and Instrument No. 20050222-0018814, and Instrument No. 20050222-0018813, Register's Office for said County.
- By-Laws: By-Laws of record in Book 11703, page 560, Instrument No. 20031118-0168332, and Instrument No. 20160516-0048519, Register's Office for said County.
- Subject to Memorandum of Lease of record in Book 10690, page 327, Register's Office for said County.
- Sewer Easement of record in Book 8870, pages 887 and 932, and Instrument No. 20001012-0101575, Register's Office for said County.

- Overhead Line Easement of record in Book 11594, page 299, Register's Office for said County.
- Storm Water Detention Agreement of record in Instrument No. 20010314-0024179, Register's Office for said County.
- Easement for Cart Path of record in Book 10110, Page 854, Register's Office for said County; Judgment of Declaration of Taking for J. Percy Priest Dam of record in Book 4254, page 410, Register's Office for said County.
- Right of Way Dedication of record in Book 4460, page 149-151, Register's Office for said County.
- Easement for Cable Television of record in Instrument No. 20001012-0101575, Register's Office for said County.
- Subject to all matters on Plat Book 4860, page 73, Plat Book 5200, page 444, Register's Office for said County.
- Anchor Easement of record in Book 5563, page 5, Register's Office for said County.
- Easement to Comcast of Nashville, I LLC of record in Instrument No. 20170717-0071705, Register's Office for said County.

This is improved property known as: **131 Nashboro Greens, Nashville, TN 37217**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this August 15, 2018.

Patricia Pyles

Philip Pyles

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Patricia Pyles and Phillip Pyles** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this August 15, 2018

My commission expires 3-3-2021

Notary Public

JULIE COONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

COMPASS
– LAND TITLE –

TRUE COPY CERTIFICATION

I, **J. Carlton Drumwright**, do hereby make oath that I am a licensed attorney and 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.

J. Carlton Drumwright

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Elizabeth Barnes, a notary public for this county and state, **J. Carlton Drumwright**, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: 1/26/19

