WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 137313 **DEEDWARR**
09/05/2018 02:43:05 PM 2 pgs
Fees: $13.00 Taxes: $1,550.30

20180905-0087946

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-08-2020

R-VRES-18-606C

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $419,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF AUGUST, 2018.

Notary Public

MY COMMISSION EXPIRES: 4/6/20 (AFFIX SEAL)

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)
Lindsay Runk	**US Bank Home Mortgage**	
(NAME) **606 C Croley Drive**	(NAME) **9321 Olive Blvd**	**090-12-0Q-003.00**
(ADDRESS) **Nashville, TN 37209**	(ADDRESS) **St. Louis, MO 63132**	
(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, **RAMI N. AL-ROHIL AND MEGHRIG A. BEDROSSIAN, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **LINDSAY RUNK, A SINGLE WOMAN,** 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 3, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for Charlotte Parkside, a Horizontal Property Regime with Private Elements of record as Instrument No. 20161011-0107421, amended in Instrument No. 20161017-0109431 and Instrument No. 20180130-0009606 and being shown on Plat attached thereto as Exhibit "B", in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description of the property.

Being the same property conveyed to Rami N. Al-Rohil and Meghrig A. Bedrossian, husband and wife by Warranty deed from Charlotte Parkside, Inc., a Tennessee corporation of record in Instrument No. 20180220-0016084 Register's Office for Davidson County, Tennessee, dated February 15, 2018 and recorded on February 20, 2018.

This conveyance is subject to:
- Taxes for the year 2018 and subsequent years.
- Plan of record in Plat Book 421, Page 63 and Instrument No. 20161011-0107237, Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Instrument Number 20161011-0107421 and amended in Instrument No. 201601017-0109431, Register's Office for Davidson County, Tennessee.
- Declaration of Restrictions and Covenants for Stormwater Facilities Systems of record in Instrument Number 20160718-0073334, Instrument No. 20171130-0122260 , and Instrument No. 20180130-0009606, in the Register's Office for Davidson County, Tennessee.
- Easement for Sanitary Sewer of record in Instrument Number 20151130-0120393, 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: **606 C Croley Drive, Nashville, Tennessee 37209**.

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 31st DAY OF AUGUST, 2018.

Rami N. Al-Rohil by Nathan Keith as Attorney in Fact AS ATTORNEY IN FACT

Meghrig A. Bedrossian by Nathan Keith as Attorney in Fact AS 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, NATHAN KEITH, 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 RAMI N. AL-ROHIL AND MEGHRIG A. BEDROSSIAN, and who acknowledged he/she/they executed the same as the free act and deed of the said RAMI N. AL-ROHIL AND MEGHRIG A. BEDROSSIAN.

Witness my hand and official seal, this the 31st of August, 2018.

Notary Public
My Commission Expires: 7/5/21
(SEAL)

REGINA BLATT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-05-2021

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