Karen Y Johnson Davidson County
Batch# 149417 DEEDWARR
10/05/2018 10:43:16 AM 2 pgs
Fees: $13.00 Taxes: $867.65
20181005-0099042

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 180817612** **Return to:** **Security Title & Escrow Company, LLC** **1517 Hatcher Lane, Ste.A** **Columbia, TN 38401**	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $234,500.00. Affiant Subscribed and sworn to before me, this 28th day of September, 2018. Notary Public My Commission Expires:

WARRANTY DEED

Address New Owner: Michael Cialdella 116 31st Ave N #306 Nashville TN 37203	Send Tax Bills To: Same	Tax Information: Tax Parcel ID No. 104020S02200CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **John P. Ripley, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Michael Cialdella, a single man**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Being a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 306, together with Parking Space No. 6, of the Hedrick Place Condominiums, a horizontal property regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed for Hedrick Place Condominiums, as recorded in the Register's Office for Davidson County, Tennessee, as Instrument Number 20000203-0011406, Including without limitation on the By-Laws appended thereto, as Exhibit "C" said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth In said Master Deed. Reference is hereby made to the plan of Hedrick Place Condominiums, as shown on Exhibit Map to the Master Deed as recorded in said Register's Office, as Instrument Number 20000203-0011406, for a more complete identification and description of such Unit and Parking Space.

Being the same property conveyed by Warranty Deed from Robert C. Ripley and wife, Virginia C. Ripley to John P. Ripley, as recorded on the 12th day of December, 2016 in Instrument No. 20161212-0130221 and Warranty Deed from Craighead Development, LLC, a Tennessee limited liability company to Robert C. Ripley and wife, Virginia C. Ripley, as recorded on the 2nd day of August, 2000 in Instrument No. 200008020076707, in the Register's Office of Davidson County, Tennessee. John P. Ripley is a/k/a Peter Ripley.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2018 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of HEDRICK PLACE CONDOMINIUMS, as recorded in

Instrument No. 20000203-0011406, in the Register's Office of Davidson County, Tennessee.

Charter of Hedrick Place Condominiums Homeowners Association recorded at Instrument No. 20000202-0011046, in the Register's Office of Davidson County, Tennessee.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing HEDRICK PLACE CONDOMINIUMS of record in Instrument No. 20000203-0011046, in the Register's Office of Davidson County, Tennessee ; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.

Deed conveying the open space and/or common area to Hedrick Condominiums Homeowners Association of record at Instrument No. 20041230-0155034, in the Register's Office of Davidson County, Tennessee. Subject to lien for special assessments as contained in the restrictions. Subject to rights of others in and to the common areas and elements.

This is improved property located at 116 31st Ave N #306 Nashville TN 37203

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 28th day of September, 2018.

John P. Ripley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, John P. Ripley, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 28th day of September, 2018.

JONATHAN DAVIS NOTARY PUBLIC STATE OF TENNESSEE

Notary Public
My Commission Expires: March 10 2019