# WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 158810 **DEEDWARR**
11/13/2018 03:19:10 PM 2 pgs
Fees: $13.00 Taxes: $2,755.24

20181113-0111893

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2020

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $744,660.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of November, 2018.

Notary Public

MY COMMISSION EXPIRES: 7/6/20
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Southland Law Group, PLLC
7101 Executive Center Dr., Suite 151
Brentwood, TN 37027

| ADDRESS NEW OWNER AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NO.(S) |
|---|---|---|
| Nicholas Gold and Ashley Gold<br>603 Clayborne Court<br>Nashville, TN 37215 | new owners | 131-05-0C-603.00 |

For and in consideration of the sum of Ten AND NO/100 Dollars ($10.00), cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, Thomas E. Fettke and Janice Fettke, hudband and wife, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Nicholas M. Gold and Ashley N. Gold, husband and wife, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

A Condominium Apartment in Davidson County, Tennessee, being Unit No. 603 of the Hillsborough Condominium, a Horizontal Property Regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan to the Master Deed of record in Book 6250, Page 699, and as further set out in Exhibit "B" to the Master Deed and By Laws of record in Book 6822, Page 721, said Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

Being the same property conveyed to Thomas E. Fettke and spouse, Janice Fettke by Warranty Deed dated 03/15/2006 from Highmark Construction Group, Inc. of record in Instrument 200603230033383, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is unimproved ☐ improved ☒ property know as: 603 Clayborne Court, Nashville, TN 37215

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: BVRES-18-603

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 8 day of November, 2018.

Thomas E. Fettke

Janice Fettke

STATE OF GEORGIA

COUNTY OF Chatham

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Thomas E. Fettke and Janice Fettke, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon their oaths acknowledged to be the within named bargainors, and that she executed the foregoing instrument of their own free will for the purposes therein contained.

Witness my hand and official seal, this the 8 of November, 2018.

Notary Public

My Commission Expires:

(SEAL)

