Karen Y Johnson Davidson County
Batch# 161876 **DEEDWARR**
11/16/2018 11:03:59 AM 2 pgs
Fees: $13.00 Taxes: $1,535.50

20181116-0113036

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)
The actual value or consideration, whichever is greater, for this transfer is $415,000.00.

Affiant

Sworn to and subscribed before me this 13th day of November, 2018.

Notary Public
My Commission Expires: 11/17/20

THIS INSTRUMENT PREPARED BY:
PURYEAR, NEWMAN & MORTON, PLLC
130 Fourth Avenue South; P. O. Box 40, Franklin, Tennessee 37065
Telephone (615) 790-2444; Facsimile (615) 790-2951

CHRISTINE N. MARON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

WARRANTY DEED

Address of Owners	Address of Property	Send Tax Bills To	Map-Parcel Nos.
Geoff Dennie Julie Dennie	4505B Wyoming Avenue	Owner	
4505B Wyoming Avenue			**103-04-0K-002.00-CO**
Nashville, TN 37209	Nashville, TN 37209		

FOR AND IN CONSIDERATION of the sum of One and 0/100 ($1.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby expressly acknowledged, we, **David A. Libardi and Patricia M. Libardi, individually and as trustees of The Libardi Family Trust,** (Grantors), have bargained and sold and by these presents do hereby transfer and convey unto **Geoff Dennie and Julie Dennie, husband and wife,** (Grantees), their successors and assigns, the following described tracts or parcel of land situated in Davidson County, Tennessee, to-wit:

Land in Davidson County, Tennessee, being Unit B of Wyoming Avenue Townhomes, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Master Deed of Wyoming Avenue Condominiums, a Horizontal Property Regime of record as Instrument No. 20080924-0097151, as re-recorded as Instrument No. 20090506-0041480 and as amended as Instrument No. 20090928-0089665, Register' s Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Wyoming Avenue Townhomes, a Horizontal Property Regime and Private Elements, contained in said Instrument No. 200909928-0089665, and Bylaws appended thereto as Exhibit " C" , said Register' s Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being the same property conveyed to David A. Libardi and wife, Patricia M. Libardi by Warranty deed from Brad Whitfield and Margaret Whitfield of record in Instrument No. 20091207-0111910 Register's Office for Davidson County, Tennessee, dated November 30, 2009 and recorded on December 07, 2009.

Being the same property conveyed to The Libardi Family Trust, David A. Libardi and Patricia M. Libardi, Trustees by Quitclaim deed from David A. Libardi and Patricia M. Libardi, husband and wife of record in Instrument No. 20120614-0052392 Register's Office for Davidson County, Tennessee, dated June 12, 2012 and recorded on June 14, 2012.

TO HAVE AND TO HOLD said tracts or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their successors and assigns, forever.

And Grantors covenant with the said Grantees that they are lawfully seized and possessed of said land in fee simple, have a good and lawful right to sell and convey it, and that it is free from any lien or encumbrance whatsoever with the following exceptions:

Taxes for the year 2018, a lien due and payable, but not delinquent.
Subject to all matters shown on the Plan of record in Plat Book 332, Page 104, Register's Office for Davidson County, Tennessee.
Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20080924-0097151, re-recorded in Instrument No. 20090506-0041480 and amended in Instrument No. 20090928-0089665, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons
Charter of record in Instrument Number 20090928-0089666, in the Register's Office for Davidson County, Tennessee.
Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.
Subject to rights of others in and to the common areas and/or elements.

And Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and defend the title to said land to the said Grantees, their successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this the 13th day of November, 2018.

The Libardi Family Trust

David A. Libardi, individually and as trustee

Patricia M. Libardi, individually and as trustee

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, Christine Maroon, the undersigned, a Notary Public, in and for said State and County, **David A. Libardi and Patricia M. Libardi, individually and as trustees of The Libardi Family Trust,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Franklin, Tennessee, this the 13th day of November, 2018.

NOTARY PUBLIC
My Commission Expires: 11/17/20

CHRISTINE N. MAROON NOTARY PUBLIC STATE OF TENNESSEE