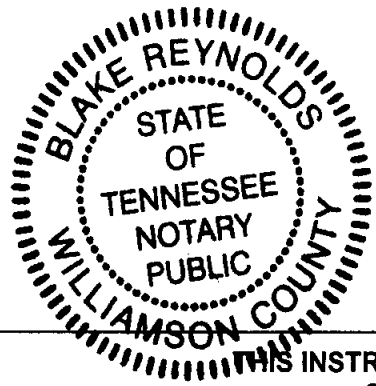
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $237,900.00

Diana Kaplanis
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13 DAY OF DECEMBER, 2018

Notary Public

MY COMMISSION EXPIRES: 7-11-22

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
William Bruce McDaniel	New Owner	104020S00700CO
(NAME)	(NAME)	
116 31st Avenue North, Unit 108		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203		
(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 considerations, the receipt of which is hereby acknowledged, we, Anthony Kaplanis and Nicole Kaplanis, husband and wife, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto William Bruce McDaniel, unmarried, hereinafter called the GRANTEE(S), and / or his assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

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. 108 of Hedrick Place Condominiums, together with Parking Space No. 3, , a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on Exhibit "E" to the Master Deed of record in Instrument No. 200002030011406, 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 Anthony Kaplanis and Nicole Kaplanis, husband and wife by Warranty Deed from Donald Christopher Koons and Heather Christine McKee Koons, husband and wife, dated July 28, 2015 and recorded July 31, 2015 of record in Instrument No. 20150731-0075759, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for 2019 and subsequent years, a lien not yet due and payable.

Covenants, conditions, restrictions and easements, if any, recorded as Instrument No. 200002030011406, in the Register's Office for Davidson County, Tennessee.

Karen Y Johnson Davidson County
Batch# 176120 **DEEDWARR**
12/19/2018 03:10:46 PM 2 pgs
Fees: $13.00 Taxes: $880.23

20181219-0123477

Hedrick Place Condominium Owners' Association, Inc., Charter - Nonprofit of record in Instrument No. 200002020011046, in the Register's Office for Davidson County, Tennessee

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 116 31st Avenue North, Unit 108, Nashville, TN 37203

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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), his/her/their 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), his/her/their 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.

Effective the 13th day of December, 2018.

Anthony Kaplanis by Diana Kaplanis Attorney in fact

Anthony Kaplanis

Nicole Kaplanis by Diana Kaplanis Attorney in fact

Nicole Kaplanis

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, Notary Public in and for the County and State, the within named Diana Kaplanis, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who proved herself to be the attorney in fact of Anthony Kaplanis and Nicole Kaplanis and who being authorized to do so acknowledged she executed the foregoing instrument for the purposes therein contained.

Witness my hand and Official seal this 13th day of December, 2018.

Notary Public:

My Commission Expires: 7-11-22

BLAKE REYNOLDS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
5107 Maryland Way
Brentwood, TN 37027

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: V-RMV-R-16-108

File No.: 323411
Warranty Deed TN