WARRANTY DEED

Karen Johnson Davidson County
Batch# 193577 DEEDWARR
02/11/2019 09:36:10 AM 2 pgs
Fees: $13.00 Taxes: $758.50

20190211-0012540

MST 2019-0033

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $205,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6 DAY OF Feb, 2019

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

KATE ROSENTHAL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY COMMISSION EXPIRES JULY 09, 2022

THIS INSTRUMENT WAS PREPARED BY:

James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joshua Gleave	NEW OWNER	
(NAME)	(NAME)	
700 Church Street Apt. 708		093 05 2B 048.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Alfred Aranas and wife, Christine Aranas,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Joshua Gleave, unmarried,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

All that certain Condominium situated in the County of Davidson and State of Tennessee being known and designated as follows: A certain condominium apartment know as Unit No. 708 of the Horizontal Property Regime of Bennie Dillon Condominium pursuant to Master Deed of record as Instrument Number 20051215-0150617, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description.

Being the same property conveyed to Alfred Aranas, a single man by Special/Limited Warranty deed from Federal Home Loan Mortgage Corporation of record in Instrument No. 20110623-0048380 Register's Office for Davidson County, Tennessee, dated May 23, 2011 and recorded on June 23, 2011.

Being the same property conveyed to Alfred Aranas and Christine Aranas, husband and wife, as joint tenants with right of survivorship by Quitclaim deed from Alfred Aranas, a married man who acquired title as single, joined in execution by his spouse, Christine Aranas of record in Instrument No. 20170308-0023159 Register's Office for Davidson County, Tennessee, dated March 06, 2017 and recorded on March 08, 2017.

Being also known as 700 Church Street Apt. 708 Nashville, Tennessee 37203.

Subject to: Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable. Taxes for the year 2019, a lien not yet due and payable. The premises herein insured is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof and is subject to the By-Laws for the administration thereof; also subject to the easements, rights and interest 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 buildings thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Bennie Dillon, a Condominium of record in Instrument Number 20051215-0150617, amended in Instrument No. 20051215-0510618, Instrument No. 20060801-0093636, Instrument No. 20110513-0036910 and Instrument No. 20110822-0064679, Attorney's Certificate in Instrument No. 20051215-

0150619 and further amended in Instrument No. 20110725-0056667, Instrument No. 20120927-0087986, Instrument No. 20121217-0116226 and Instrument No. 20181211-0120581, Register's Office for Davidson County, Tennessee. Restrictive Covenants of record in Book 9208, Page 613, in the Register's Office for Davidson County, Tennessee. Charter for Bennie Dillon Condominium Association Inc., in Instrument Number 20051215-0150618, Register's Office for Davidson County, Tennessee. Agreement Respecting Declarant's Rights in Instrument Number 20060105-0001870, Register's Office for Davidson County, Tennessee. Lease Agreement in Book 11011, page 123, Assignment in Book 11011, page 128, Assignment and Assumption Agreement in Book 11477, page 85 and Instrument Number 20050420-0044175, Register's Office for Davidson County, Tennessee. Grant of Easement of record in Instrument Number 20130726-0077473, 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.

This property, known as 700 Church Street Apt. 708, 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 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 6 DAY OF February, 2019.

Alfred Aranas

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Alfred Aranas**, with whom I am personally acquainted (or provided to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 6 day of February, 2019.

My Commission Expires: 5-27-2019

Notary Public

Christine Aranas by Alfred Aranas Attorney-in-Fact

Christine Aranas by Alfred Aranas, Attorney-in-Fact

Amelia Swanson (SEAL) State of Tennessee Notary Public Williamson County

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, **Alfred Aranas**, Attorney-in-Fact for Christine Aranas, the within named bargainor(s), with whom I am personally acquainted (or proved o me on the basis of satisfactory evidence), and who acknowledged that he/she, executed the foregoing instrument on behalf of and as Attorney-in-Fact for the said Christina Aranas, as his/her free act and deed for the purposes therein contained, said Power of Attorney of record in Book _____, Page Instrument No. 20190211-0012538, Register's Office of Davidson County, Tennessee.

Witness my hand and official seal, this the 6 day of February, 2019.

Notary Public
My Commission Expires: 5/27/2019

Amelia Swanson State of Tennessee Notary Public (SEAL) Williamson County