Karen Johnson Davidson County
Batch# 194702 DEEDWARR
02/12/2019 04:11:30 PM 3 pgs
Fees: $18.00 Taxes: $752.95
20190212-0013302

	STATE OF TN COUNTY OF Sumner The actual consideration or value, whichever is greater, for this transfer is $203,500.00. Affiant Subscribed and sworn to before me, this 12th day of February 2019. Notary Public My commission expires OCT 2 0 2020
(Notary Stamp)	KRISTEN M. TRAINI Notary Public At Large SUMNER COUNTY, TENN.

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow
4025 Hillsboro Pike, Suite 601, Nashville, TN 37215

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
James Henderson and Donna Henderson	New Owner	117 11 0J 210.00
2025 Woodmont Blvd. #210		
Nashville, TN 37205		

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Gary J. Gemme and Donna T. Gemme, husband and wife,

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

James Henderson and Donna Henderson, husband & wife

(hereinafter called the "Grantee"), his heirs and assigns, a certain condominium apartment in Davidson County, Tennessee, described as follows, to-wit:

BEING Unit No. 210, together with Garage Unit No. D-2, of The Hillmont Condominiums, a Horizontal Property Regime, located in Nashville, TN, the Plan being shown as Exhibit "C" to the Master Deed of The Hillmont Condominiums, recorded in Instrument No. 20040209-00185685 as re-recorded in Instrument No. 20040212-0017074 and amended in Instrument No. 20050404-0036415 and Instrument No. 20050512-0053861, and described in the Master Deed of The Hillmont Condominiums of record in Instrument No. 20040209-0015685 as re-recorded in Instrument No. 20040212-0017074 and amended in Instrument No. 20050404-0036415 and Instrument No. 20050512-0053861, said Register's Office, to which reference is hereby made. The easements restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of The Hillmont Condominiums, Condominium Apartments contained in the Master Deed recorded in 20040209-0015685 as re-recorded in Instrument No. 20040212-0017074 and amended in Instrument No. 20050404-0036415 and Instrument No. 20050512-0053861, and By-Laws appended thereto, Register's Office for

Davidson County, Tennessee, are incorporated herein by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to Gary J. Gemme and Donna T. Gemme, husband and wife, by Warranty Deed from Eric L. Boozer and Shirley G. Boozer, husband and wife, of record as Instrument No. 20170316-0026033, recorded on March 16, 2017 in the Register's Office of Davidson County, Tennessee; the said Donna T. Gemme having been appointed as the true and lawful Attorney-in-Fact of Gary J. Gemme by Specific Power of Attorney, recorded simultaneously herewith as Instrument No. 201902120013301.

This is improved property known as **2025 Woodmont Blvd. #210, Nashville, TN 37205.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 5th day of February, 2019.

Gary J. Gemme by Donna T. Gemme intact — Donna T. Gemme

Gary J. Gemme by Donna T. Gemme as his attorney in fact — Donna T. Gemme as his attorney intact

STATE OF MA

COUNTY OF Worcester

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Donna Gemme, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained, individually and, being authorized to do so, did execute this instrument as the free act and deed of the said Gary Gemme as his attorney in fact.

Witness my hand and official seal this 5th day of February, 2019.

Notary Public
My Commission Expires: 10-22-21

SolomonParks File No. 19-000006-528

JENNIFER S. PROVOST
NOTARY PUBLIC
COMMONWEALTH OF MASSACHUSETTS
MY COMMISSION EXPIRES OCT 22 2021

SP 11/2015

True Copy Certification

I, KRISTEN TRAINI, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TENNESSEE
County of SUMNER

Personally appeared before me, the undersigned, a notary public for this county and state, KRISTEN TRAINI who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 11-30-2020
Notary's Seal (if on paper)

