Karen Johnson Davidson County
Batch# 200140 DEEDWARR
02/28/2019 09:14:30 AM 3 pgs
Fees: $18.00 Taxes: $832.50
20190228-0018112

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $225,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF FEBRUARY, 2019.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

REBECCA SHUKIS NOTARY PUBLIC TENNESSEE My Comm Exp. 12/15/2021 COUNTY OF WILLIAMSON

A-CB-19-546

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Zachary T Robinson	**New Owner**	
(NAME) **546 Doral Country Dr**	(NAME)	**142-06-0D-023.00-CO**
(ADDRESS) **Nashville, TN 37221**	(ADDRESS)	
(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 consideration, the receipt of which is hereby acknowledged, **CHRISTIAN BONNELL, A SINGLE PERSON,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ZACHARY T. ROBINSON, A SINGLE MAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being a part of the Plan of Section Seven, Doral Country Villa Condominiums, as of record in Book 5200, page 223, said Register's Office, the part hereby described being:

Unit No. 87B on said Plan and described by the Master Deed establishing a Horizontal Property Regime with respect to Doral Country Villa, Condominiums, Section VII, as of record in Book 5532, page 727, amended in Book 5623, Page 252 of said Register's Office.

Being the same property conveyed to Christian P. Bonnell, an unmarried person by Warranty deed from Bob W. Betterton, Sr., an unmarried person of record in Instrument No. 20150309-0020121 Register's Office for Davidson County, Tennessee, dated February 20, 2015 and recorded on March 09, 2015.

This conveyance is subject to:
• Subject to all matters shown on the Plan of record in Book 5200, Page 223, Register's Office for Davidson County, Tennessee.
• 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 Doral Country Villa Condominiums of record in Book 5532, Page 727 as amended in Book 5623, Page 252 and Book 5532, Page 252, Register's Office for Davidson County, Tennessee.
• Doral Country Villa Section VII Condominium Association, Inc. for Fines of record in Instrument Number 20141103-0101033 and Instrument No. 20151130-0120647, 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.
• Taxes for 2019 and subsequent years a lien not yet due and payable.
• Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **546 Doral Country Dr, Nashville, Tennessee 37221**.

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), their heirs and 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), 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 27th DAY OF FEBRUARY, 2019.

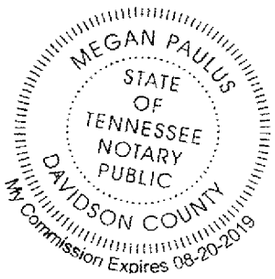
Christian Bonnell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 27th of February, 2019.

Megan Paulus
Notary Public
My Commission Expires: 8/20/19
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

True Copy Certification

I, Marjorie Kaup Haines, 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.

Marjorie Kaup Haines
Signature

State of TN

County of Williamson

Personally appeared before me, Chris Mule, a notary public for this county and state, Marjorie Kaup Haines 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: 1/13/2020
Notary' Seal (if on paper)

CHRIS MULE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY