Karen Johnson Davidson County
Batch# 208532 DEEDWARR
03/22/2019 08:38:30 AM 3 pgs
Fees: $18.00 Taxes: $246.05
20190322-0026044

RETURN TO
Stewart Title Company
121 First Avenue South, Suite 200
Franklin, TN 37064
File # 356961

356961

WARRANTY DEED

MORGAN BAILEY
STATE OF TENNESSEE NOTARY PUBLIC
PUTNAM COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $[illegible]00.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st day of March 2019.

Notary Public

MY COMMISSION EXPIRES: 4-21-20

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY & Return To:
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
John Fabbricatore	New Owner	147-03-0A-015.00
(NAME)	(NAME)	
441 Harding Place, Unit A15		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(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, **CNK, LLC, A Tennessee Limited Liability Company,** hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **John Fabbricatore,** hereinafter called the GRANTEE(S), his/her/their assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Units A15 of Harding Place Condominium created under Title 66, Chapter 27, Section 101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed of record in Book 6104, Page 725, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Units as set forth in Exhibit A1 of said Master Deed, reference is hereby made to the Plat of Harding Place Condominium of record in Book 5200, Pages 571- 572, said Register's Office, for a more complete identification and description of such units.

Being the same property conveyed to CNK, LLC, a Tennessee limited liability company by Warranty Deed from Volunteer State Bank, dated January 31, 2014 and recorded February 4, 2014 of record in Instrument No. 20140204-0009621, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
All matters shown on the plat of record in Plat Book 5200, Page 571 & 572, in the Register's Office for Davidson County, Tennessee.
Covenants, conditions, restrictions and easements, if any, recorded as Book 6104, Page 725, in the Register's Office for Davidson County, Tennessee,
Covenants, conditions, restrictions and easements, if any, recorded as Book 946, Page 348, Register's Office for Davidson County, Tennessee..
Easement for Sanitary Sewers/Storm Drainage recorded in Book 6710, Page 406 in the Register's Office of Davidson County, Tennessee.
Land Use Restriction Agreement, including terms and conditions thereof as recorded in Book 8946, Page 284, in the Register's Office for Davidson County, Tennessee.
Lease Agreement, including terms and conditions thereof as recorded in Book 9962, Page 8, in the

Register's Office for Davidson County, Tennessee.
Charter of the Harding Place Condo Homeowners' Association of record in Book 6081, Page 872, 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 ☒ 441 Harding Place, Unit A15, Nashville, TN 37211
(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 4th day of March 2019.

CNK, LLC

By: James J. Stevens
Its: Member

State of Tennessee
County of Putnam

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared James J. Stevens with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon his oath acknowledged himself to be the Member the within named bargainor, a Tennessee Limited Liability Company, and that he as such Member, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company, by the said Member, as such Member.

Witness my hand and Official seal this 1st day of March, 2019.

Notary Public:
My Commission Expires: 9-21-20

MORGAN BAILEY
STATE OF TENNESSEE NOTARY PUBLIC
PUTNAM COUNTY

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

CERTIFICATE OF AUTHENTICITY

I, Donald R. Barrett, Jr., 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.

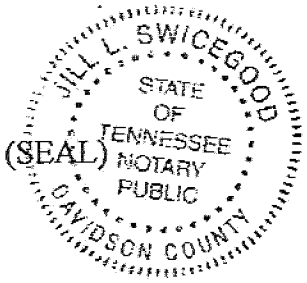
Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Jill L Swicegood, a notary public in and for the aforesaid county and state, the within named Donald R. Barrett, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



(SEAL)

Notary Public

My Commission Expires: July 9, 2022

201903220026044