WARRANTY DEED

Karen Johnson Davidson County
Batch# 212405 DEEDWARR
04/01/2019 02:40:25 PM 2 pgs
Fees: $13.00 Taxes: $2,745.40

20190401-0029252

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-26-2020

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $742,000.00

Brian Mitchell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26TH DAY OF MARCH, 2019.

Dana Delworth
Notary Public

MY COMMISSION EXPIRES: 7/6/20
(AFFIX SEAL)

File No.: ALW-19-1707-202

THIS INSTRUMENT WAS PREPARED BY
COMMERCE TITLE & ESCROW, LLC
513 3RD AVE SOUTH
NASHVILLE, TN 37210

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
DOUGLAS SHEPARD DAVIS and TRACY LYNN RESCIGNO	NEW OWNERS	PART OF 104 16 0 090.00
(NAME)	(NAME)	
1707 BLAIR BLVD, UNIT 202		
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37212		
(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, I/WE, **RICHARD PILKINGTON**, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, **DOUGLAS SHEPARD DAVIS AND TRACY LYNN RESCIGNO**, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** County, State of **TENNESSEE**, described as follows, to-wit:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. ~~202~~ D of 1707 Blair Boulevard Condominium, a Condominium established pursuant to the Declaration Establishing 1707 Blair Boulevard Condominium, of record in Instrument Number 20180220-0016128, re-recorded in Instrument No. 20180222-0016772, Amended in Instrument Nos. 20180913-0090987 and 20181220-0124135, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "D" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being part of the same property conveyed by Warranty Deed from Heath Island Group, LLC, a Tennessee limited liability company, to Richard Pilkington, a married man, as recorded on the 6th day of April, 2017, in Instrument No. 20170406-0033969, in the Register's Office of Davidson County, Tennessee.

FOR CHAIN OF TITLE INFORMATION:
Being part of the same property conveyed by Warranty Deed from Leland Tsao, an unmarried man, to Heath Island Group, LLC, a Tennessee Limited Liability Company, as recorded on the 1st day of February, 2005, in Instrument No. 20050201-0011511, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan and/or plat of record; 6) All applicable government and zoning regulations.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 6-P-19-1707-202

unimproved ☐
This is improved ☒ property, known as 1707 BLAIR BLVD, UNIT 202, NASHVILLE, TN 37212
(House Number) (Street) (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 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 26th day of March, 2019.

RICHARD PILKINGTON

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RICHARD PILKINGTON, 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/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 26th day of March, 2019.

Notary Public
My Commission Expires: 09/22/2021

(SEAL)

JADEN SKYE SUTLIFF
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 09-22-2021

RETURN TO:

COMMERCE TITLE & ESCROW, LLC
513 3RD AVE SOUTH
NASHVILLE, TN 37210
(615)515-7171