13807

WARRANTY DEED

Karen Johnson Davidson County
Batch# 217786 DEEDWARR
04/15/2019 10:38:30 AM 2 pgs
Fees: $13.00 Taxes: $774.04

20190415-0034066

BETH HAZELWOOD STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 01-24-2022

MST 2018-1709

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $209,200.00

Tonja K Russo
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF April, 2019

Notary Public

MY COMMISSION EXPIRES: _____.

(AFFIX SEAL)

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
Tonja K. Russo and John Russo	Bank of America	117-15-0A-186.00-CO
(NAME)	(NAME)	
1900 Richard Jones Road Unit U-2	4500 Amon Carter Blvd	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	Ft Worth TX 76155	
(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, **Dean S. Uyeno, a married man,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Tonja K. Russo and John Russo, wife, and husband,** 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:

Land in Davidson County, Tennessee, being Unit No. U-2 on the Plan of Green Hills Terrace Condominium Apartments, of record in Book 5200, Page 64, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description, together with the appurtenant in the common elements of The Green Hills Terrace, a Horizontal Property Regime established by Master Deed of record in Book 5304, Page 702, amended in Book 7841, Page 557 and Book 9830, Page 181, said Register's Office.

Being the same property conveyed to Kelley N. Uyeno, unmarried and Dean S. Uyeno, married, as joint tenants with right of survivorship by Warranty Deed from Charles R. Johnston of record in Instrument No. 20050705-0077040, Register's Office for Davidson County, Tennessee, dated June 17, 2005 and recorded on July 05, 2005.

Being the same property conveyed to Dean S. Uyeno, a married man by Quitclaim Deed from Kelley N. Uyeno f/k/a Kelley N. Tripp, a single woman of record in Instrument No. 20110413-0028538 Register's Office for Davidson County, Tennessee, dated April 01, 2011 and recorded on April 13, 2011, Corrective Quitclaim-Deed recorded in Instrument No. 20140903-0080326.

The Grantor further covenants that the Property is not the usual place of residence of the Grantor, the Grantor's spouse, or the Grantor's dependents.

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. Subject to all matters shown on the Plan of record in Book 5200, Page 64, 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 Green Hills Terrace Condominium Apartments of record in Book 5304, Page 702, as amended in Book 7841, Page 557, Book 5335, Page 353, Book 11362, Page 463 and Book 9830, Page 181, Book 7658, Page 278, Register's Office for Davidson County, Tennessee. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 3879, Page 569, in the Register's Office for Davidson County, Tennessee. Dedication of Easement for the use of walks, drives, parking area, swimming pool, laundry, party room and common recreation area of record in Book 4320, Page 896, in the Register's Office for Davidson County, Tennessee. Grant of Easement to Comcast of Nashville I, LLC of record in Instrument Number 20110930-0075704, in the Register's Office for Davidson County, Tennessee. By-Laws of record in Book 5304, Page 745 and amended in Book 9830, Page 818, in the Register's Office for Davidson County, Tennessee. Grant of Easement of record in Instrument Number 20150814-0081514, in the Register's Office for Davidson County, Tennessee. Restrictions of record as Instrument Number 20140903-0080326 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.

This property, known as 1900 Richard Jones Road Unit U-2, Nashville, TN 37215
(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 12th DAY OF APRIL, 2019.

Dean S Uyeno by Yvette Meldrum

Dean S. Uyeno by Yvette Meldrum, his Attorney-in-Fact his attorney in fact

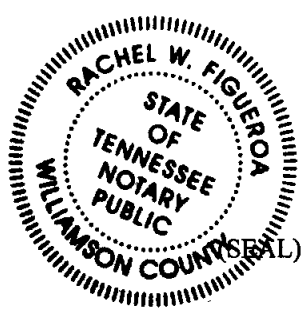
STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Yvette Meldrum, Attorney-in-Fact for Dean S. Uyeno, 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 Dean S. Uyeno, as his/her free act and deed for the purposes therein contained, said Power of Attorney filed simultaneously herewith in the Register's Office of Williamson County, Tennessee.

Witness my hand and official seal, this the 12th day of April, 2019.

Rachel W. Figueroa
Notary Public

My Commission Expires: 9/25/22



(SEAL)