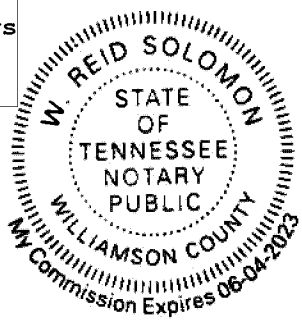
WARRANTY DEED

Karen Johnson Davidson County
Batch# 251099 DEEDWARR
07/01/2019 02:45:30 PM 2 pgs
Fees: $13.00 Taxes: $558.70
20190701-0063905



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $151,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 28th day of June, 2019.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Green Hills , 30 Burton Hills, Suite 210, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Candi Bainbridge and Mary Kennedy	Candi Bainbridge and Mary Kennedy	117 11 0B 049.00
(NAME)	(NAME)	
3600 Hillsboro Pike, Unit D1	3600 Hillsboro Pike, Unit D1	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	Nashville, TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Timothy E. O'Donohue**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Candi Bainbridge and Mary Kennedy**, 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:

A certain condominium apartment in Davidson County, Tennessee, being Unit D-1 on the Plan of Revised The Villager East Condominium Apartments, of record in Book 5200, page 235, Register's Office for said County, which plan and record thereof are incorporated herein and made a part hereof by reference.

Being the same property conveyed to Timothy E. O'Donohue, unmarried and Brian F. O'Donohue, married by Warranty Deed from William H. Wolfe and wife, Mary Gladys Wolfe dated September 9, 1999 and recorded September 15, 1999 in Book 11662, Page 359, in said Register's Office for Davidson County, Tennessee.

Further, being the same property conveyed to Timothy E. O'Donohue, unmarried by Quitclaim Deed from Brian F. O'Donohue, an unmarried person dated December 18, 2002 and recorded January 8, 2003 as Instrument No. 20030108-0003224, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 3600 Hillsboro Pike, Unit D1, Nashville, TN 37215

File Number: GRN-1905555SSO

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 our hands this 27 day of June, 2019

Timothy E. O'Donohue

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Timothy E. O'Donohue, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

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

Notary Public

My Commission Expires:

(SEAL)

HILLARY MONROE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

My Comm. Expires
July 6, 2020

True Copy Certification

I, Penny Y. Ray, do hereby make oath that I am a licensed attorney and/or 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.

State of Tennessee

County of Williamson

Personally appeared before me, Christie Perry a notary public for this county and state, Penny Y. Ray who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

My Commission Expires: 7/22/2022

Notary Seal (if on paper)

File Number: GRN-1905555SSO