WARRANTY DEED

Karen Johnson Davidson County
Batch# 258377 **DEEDWARR**
07/17/2019 04:17:51 PM 2 pgs
Fees: $13.00 Taxes: $1,196.05

20190717-0070153

W-KW-19-228

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $323,256.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF JULY, 2019

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

RYAN TERRELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 05-02-2022

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)
Kenneth J. Monahan and Sally H. Monahan	Kenneth J. Monahan + Sally H. Monahan	
(NAME)	(NAME)	
228 Boxmere Place	399 Glen West Drive	**131-06-0E-228.00-CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	Nashville, TN 37215	
(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, **KARI ANN PANDYRA, AN UNMARRIED WOMAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **KENNETH J. MONAHAN AND SALLY H. MONAHAN, HUSBAND AND WIFE,** 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 Unit No. 228, on the plan of Burton Hills-Village of Boxmere, Phase I, a Condominium, a Horizontal Property Regime, filed as Exhibit "B", to and established by the Master Deed of record in Book 6666, Page 749, as amended in Book 6921, Page 226, Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said Unit as set forth in said Master Deed, reference to which is hereby made for a more complete description of said Unit.

Being the same property conveyed to Kari Ann Pandyra, an unmarried woman by Warranty Deed from Chase R. Bacon, married of record in Instrument No. 20150708-0066280 Register's Office for Davidson County, Tennessee, dated July 02, 2015 and recorded on July, 08 2015.

This conveyance is subject to:

- Taxes for the year 2019 and subsequent years.
- All matters shown on the Plan of record in Plat Book 6250, Page 649, Register's Office for Davidson County, Tennessee.
- All matters shown on the Amendment to Street Names Change only Plan of Burton Hills of record in Book 6900, page 304, Register's Office for Davidson County, Tennessee.
- Master Deed establishing a Horizontal Property Regime of Burton Hills, Village of Boxmere, Phase I of record in Book 6666, Page 749, amended in Book 6824, page 308, Book 6908, page 738, Book 6911, page 831, Book 6921, page 226 and Instrument No. 20100401-0024317, Register's Office for Davidson County, Tennessee.
- Charter for HOA in Book 6517, page 505, amended in Book 6921, page 216 and Book 6517, page 511, Book 6921, page 214, Book 6665, page 6, amended in Book 6921, page 218, Book 6665, page 1, amended in Book 6921, page 210, Register's Office for Davidson County, Tennessee.
- Subject to all matters shown on the Plan of Burton Hills, Village of Boxmere, Phase I, a Condominium, as shown on Exhibit "B" to the Master Deed of record in Book 6666, Page 749 through, and including 803, Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Book 6517, Page 522, amended in Book 6691, page 593, Book 6778, page 532 and Book 6778, page 536, Register's Office for Davidson County, Tennessee.
- Easements in Book 7240, page 543, Book 7240, page 559, Book 7240, page 567, Book 7240, page 595, Book 7240, page 605, Book 7240, page 610, Book 7275, page 826, Register's Office for Davidson County, Tennessee.
- Utility Easements in Book 3702, page 250 and Book 4298, page 491, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 6326, Page 588, in the Register's Office for Davidson County, Tennessee.
- Agreements of record in Book 6470, Page 383 and Book 6655, Page 47, in the Register's Office for

- Agreements of record in Book 6470, Page 383 and Book 6655, Page 47, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **228 Boxmere Place, Nashville, Tennessee 37215**.

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 15th DAY OF JULY, 2019.

Kari Ann Pandyra

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KARI ANN PANDYRA, 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 15th of July, 2019.

Notary Public
My Commission Expires: _____
(SEAL)

RYAN TERRELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

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