WARRANTY DEED

Karen Johnson Davidson County
Batch# 259485 **DEEDWARR**
07/19/2019 10:59:20 AM 2 pgs
Fees: $13.00 Taxes: $1,202.50

20190719-0070921

G-WP-19-3025

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $325,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF JULY, 2019.

Notary Public

MY COMMISSION EXPIRES: 4-13-22 (AFFIX SEAL)

KATHERINE WARREN NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF RUTHERFORD EXP. 4-13-2022

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)
Frank Stephen Cservenyak, Jr. and Marla Jean Cservenyak	New Owner	
(NAME)	(NAME)	**117-02-0D-008.00-CO**
3025 Woodlawn Dr		
(ADDRESS)	(ADDRESS)	
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, **JOSEPH S. HENRY AND KIMBERLY HENRY, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **FRANK STEPHEN CSERVENYAK, JR. AND MARLA JEAN CSERVENYAK, 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. 8 on the Plan of Clairmont Condominiums of record in Plat Book 6200, page 551, Register' s Office for said County, to which plan reference is made for a more complete description together with the appurtenant interest in the common elements of The Clairmont, a horizontal property regime established by Master Deed of record in Book 7096, page 940, amended in Book 7108, page 98, Book 7117, page 70, Book 7637, page 319, and reinstated in Book 8263, page 703, said Register' s Office.

Being the same property conveyed to Joseph S. Henry and spouse, Kimberly Henry by Warranty deed from Laura W. Sublett, unmarried of record in Instrument No. 20121128-0109366 Register's Office for Davidson County, Tennessee, dated November 21, 2012 and recorded on November 28, 2012.

This conveyance is subject to:
- Taxes for the year 2019 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 6200, Page 551, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 7096, Page 940, Book 7096, page 948, amended in Book 7108, page 98, Book 7117, page 70, Book 7637, page 319 and Book 8263, page 703, Register's Office for Davidson County, Tennessee.
- By-Laws of record in Book 8108, Page 993; Book 8251, Page 180; Instrument No. 20081210-0119056 and Instrument No. 20140314-0021310, in the Register's Office for Davidson County, Tennessee.
- Charter for the Clairrmont Condominium HOA of record in Book 7137, Page 826; Book 796, Page 128; Book 8168, Page 430 and Book 8172, Page 28, in the Register's Office for Davidson County, Tennessee.
- Conveyance of Common Area of record in Book 7000, Page 153; Book 7370, Page 995; Book 7961, Page 410 and Book 8380, Page 642, in the Register's Office for Davidson County, Tennessee.
- Sanitary Sewer Easement of record in Book 4067, Page 943, 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: **3025 Woodlawn Dr, 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.

Record and Return To:
Limestone Title & Escrow, LLC
580 Franklin Road
Suite 203
Franklin, TN 37069

Witness my/our hand(s) this the 8th DAY OF JULY, 2019.

Joseph S. Henry by Kate Nyquist, Attorney In Fact
Joseph S. Henry by Kate Nyquist,
Attorney in Fact

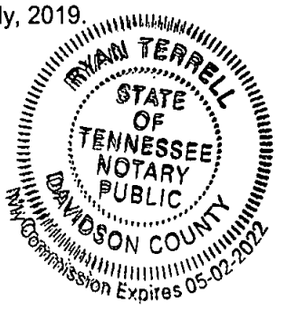
Kimberly Henry by Kate Nyquist, Attorney In Fact
Kimberly Henry by Kate Nyquist,
Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Kate Nyquist, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of JOSEPH S. HENRY AND KIMBERLY HENRY, and who acknowledged he/she/they executed the same as the free act and deed of the said JOSEPH S. HENRY AND KIMBERLY HENRY.

Witness my hand and official seal, this the 8th of July, 2019.

Notary Public
My Commission Expires: _____
(SEAL)



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