Karen Johnson Davidson County
Batch# 264912 DEEDWARR
07/31/2019 03:48:52 PM 2 pgs
Fees: $13.00 Taxes: $640.10
20190731-0075670

Warranty Deed

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $173,000.00. Affiant Subscribed and sworn to before me, this the 29th day of July, 2019. Notary Public My commission expires: 07/06/20

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Samantha McConeghey	new owner	135-12-0A-026.00-CO
2047 Nashboro Boulevard		
Nashville, TN 37217		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), 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, **HENRY SCHWARTZ, MARRIED**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **SAMANTHA MCCONEGHEY, UNMARRIED,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 located in Davidson County, Tennessee, being Unit No. 2047 of Nashboro Village Twelve Condominiums established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing Nashboro Village Twelve Condominiums of record in Deed Book 4827, Page 20 as amended in Deed Book 6153, Page 252 and Record Instrument No. 20090603-0051209 of record in Plat Book 4675, Page 121, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all 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 thereof; said Unit being depicted on Exhibit to said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in Exhibit to said Master Deed.

Being the same property conveyed to Thompson Ward and Karen Ward by Limited Warranty Deed. from Lona S. Barrett, an unmarried woman as of dated on August 31, 1981, record on September 01, 1981 of record in Book 5790, Page 16, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Leslie Karen Ward by Quitclaim deed from Thompson I. Ward III of record in Instrument No. 20150901-0088919 Register's Office for Davidson County, Tennessee, dated August 31, 2015 and recorded on September 01, 2015.

Being the same property conveyed to Jonathan Arbuckle, Robert Bertotti and Rick Lott, all with full right of survivorship by Warranty deed from Leslie Karen Ward, unmarried of record in Instrument No. 20180227-0018468 Register's Office for Davidson County, Tennessee, dated February 22, 2018 and recorded on February 27, 2018.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: B-KW-19-2047

Being the same property conveyed to Jonathan Arbuckle, married and Robert Bertotti, married, Joint Tenants with right of survivorship by Quitclaim deed from Rick Lott, married of record in Instrument No. 20180601-0052597 Register's Office for Davidson County, Tennessee, dated May 24, 2018 and recorded on June 01, 2018.

Being the same property conveyed to Henry Schwartz, married by Warranty deed from Jonathan Arbuckle, married and Robert Bertotti, married of record in Instrument No. 20180601-0052598 Register's Office for Davidson County, Tennessee, dated May 25, 2018 and recorded on June 01, 2018.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 2047 Nashboro Boulevard, Nashville, TN 37217, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 29th day of July, 2019.

Henry Schwartz

Debra Schwartz, spouse of Henry Schwartz, joins in the execution of this instrument for the purpose of consenting to the transaction and waiving any right, claim or interest of every kind, character and description she might have in said property, or may hereafter acquire, including but not limited to homestead, equity of redemption, any interest in the real property as all or part of an elective share of a surviving spouse, and any marital claim, interest or right that might be provided to a spouse by the laws of the State of Tennessee.

Debra Schwartz

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Henry Schwartz and Debra Schwartz, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 29th day of July, 2019.

Notary Public

My Commission Expires: 5-2-22

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022