WARRANTY DEED

Karen Johnson Davidson County
Batch# 286725 DEEDWARR
09/17/2019 09:30:08 AM 2 pgs
Fees: $13.00 Taxes: $1,772.30

20190917-0094001

JM-CL-19-3497

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $479,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF SEPTEMBER, 2019.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires SEPT. 7, 2020

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)
Eric Rambow and Lola Huff	**F & M Bank**	
(NAME)	(NAME)	
3497 General Hood Tr.	**PO Box 451**	**118-10-0A-001.00-CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204	**Clarksville, TN 37041**	
(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, **SHANE GIARDINO, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ERIC RAMBOW AND LOLA HUFF, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP,** 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:

Situated in Davidson County, Tennessee, being Unit 1, as shown on the Master Deed of Woodmont Hills Condominiums, Phase I, a Horizontal Property Regime of recorded in Instrument No. 20050502-0048549, as amended in Instrument No. 2008091-00092489, Instrument No. 20110504-0034075, Instrument No. 20110722-0056291 and Instrument No. 20190731-0075515, said Register's Office to which reference is here by made.

Being the same property conveyed to Shane Giardino, a single man by Warranty deed from Teresa L. Deitz, now being Teresa L. Deitz Manring of record in Instrument No. 20110728-0057801 Register's Office for Davidson County, Tennessee, dated July 25, 2011 and recorded on July 28, 2011.

The said Shane Giardino has since married. His spouse, Laura Warner, joins in the execution of this instrument for the purpose of conveying her marital interest, if any, in the subject property.

This conveyance is subject to:
- Taxes for the year 2019 and subsequent years.
- Plan of record in Plat Book 1130, Page 2, Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Instrument Number 20050502-0048549, as amended in Instrument No. 20080910-0092489, Instrument No. 20110504-0034075, and Instrument No. 20110722-0056291 and Instrument No. 20190731-0075515, Register's Office for Davidson County, Tennessee.
- Utility Easement of record in Instrument Number 20090303-001872, in the Register's Office for Davidson County, Tennessee.
- HOA Charter of record in Instrument Number 20050502-0048548, 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: **3497 General Hood Tr., Nashville, Tennessee 37204**.

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 13th DAY OF SEPTEMBER, 2019.

Shane Giardino

Laura Werner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SHANE GIARDINO, 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 13th of September, 2019.

Notary Public
My Commission Expires: 03/07/2023
(SEAL)

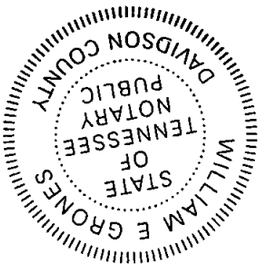


STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LAURA WERNER, 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/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 13th of September, 2019.

Notary Public
My Commission Expires: 03/07/2023
(SEAL)



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