WARRANTY DEED

Karen Johnson Davidson County
Batch# 290863 DEEDWARR
09/25/2019 12:01:30 PM 3 pgs
Fees: $18.00 Taxes: $1,043.40
20190925-0097414

O-VRES-19-320

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $282,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF SEPTEMBER, 2019.

Notary Public

MY COMMISSION EXPIRES OCT 2 0 2020 (AFFIX SEAL)

KRISTEN M. TRAINI Notary Public At Large SUMNER COUNTY, TENN.

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)
Brian J. Baudino and Karen S. Baudino	New Owner	
(NAME)	(NAME)	
320 Old Hickory Boulevard #1206		**128-12-0A-069.00-CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(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, **DAWSON INVESTMENTS, LP, A PENNSYLVANIA LIMITED PARTNERSHIP,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **BRIAN J. BAUDINO AND KAREN S. BAUDINO, 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:

A certain condominium apartment in Davidson County, Tennessee, described as Unit No. 69, Building No. 12 of Section 10, Phase 1A, Eagle Ridge at the Reserve, a Condominium, a Horizontal Property Regime, located in Nashville, Tennessee, as shown in Exhibit "A" to the Supplement and Amendment No. 6 to the Master Deed of Eagle Ridge at the Reserve of record in Instrument No. 20020313-0031654, and described in a Master Deed recorded in Instrument No. 20011011-0110875 as amended in Instrument No. 20020313-0031654, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of Eagle Ridge at the Reserve, Condominium Apartments contained in the Master Deed recorded in Instrument No. 20011011-0110875 as amended in Instrument No. 20020313-0031654, and By-Laws appended thereto, Register's Office for Davidson County, Tennessee, are incorporated herein by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to Dawson Investments, LP by Warranty deed from Nancy Zambito, unmarried of record in Instrument No. 20151222-0128796 Register's Office for Davidson County, Tennessee, dated December 14, 2015 and recorded on December 22, 2015.

This conveyance is subject to:
- Taxes for the year 2019, a lien not yet due and payable.
- All matters shown on the Plan of record in Book 7900, pages 896 - 898 and Instrument 20011011-0110875, Register's Office for Davidson County, Tennessee.
- All matters shown on the Plan attached as Exhibit "A" to the Supplement and Amendment No. 6 to the Master Deed of Eagle Ridge at the Reserve of record in Instrument 20020313-0031654, Register's Office for Davidson County, Tennessee.
- The premises herein insured is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof and is subject to the By-Laws for the administration thereof; also subject to the 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 thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Eagle Ridge at The Reserve of record in Instrument Number 20011011-0110875, amended by Supplement and Amendment No. 6 in Instrument Number 20020313-0031654, Register's Office for Davidson County, Tennessee.
- Charter for HOA in Instrument 200101120003836 amended in Instrument 200101120003839, Register's Office for Davidson County, Tennessee.
- Easement for drainage in Book 7861, page 559 and Book 8083, page 534, Register's Office for Davidson County, Tennessee.

- Storm water detention agreement in Instrument 200011030109348, Register's Office for Davidson County, Tennessee.
- Grant of Easement of record in Instrument Number 20140924-0087653 and Instrument No. 20180611-0055669, in the Register's Office for Davidson County, Tennessee.
- Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.
- Subject to rights of others in and to the common areas and/or elements.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **320 Old Hickory Boulevard #1206, Nashville, Tennessee 37221**.

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 17th DAY OF SEPTEMBER, 2019.

Dawson Investments, LP

By: Greenland Property Management, LLC,
Its General Partner

By: Kim A Lukens
Kim A. Lukens, Managing Member

STATE OF Pennsylvania
COUNTY OF Centre

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Kim A. Lukens, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself to be the Managing Member of Greenland Property Management, LLC, General Partner of Dawson Investments, LP, the within named bargainor, a Pennsylvania Limited Partnership, and that he as such Managing Member executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 17th day of September, 2019.

Notary Public

My Commission Expires: June 20, 2022

Commonwealth of Pennsylvania - Notary Seal
Kelsey Prough, Notary Public
County Centre
My Commission Expires Month June 20, 2022
Commission Number 1335649

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

True Copy Certification

I, KRISTEN TRAINI, do hereby make oath that I am a licensed attorney and/or the 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.

Signature

State of TENNESSEE
County of SUMNER

Personally appeared before me, the undersigned, a notary public for this county and state, KRISTEN TRAINI who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 11-30-2020
Notary's Seal (if on paper)

