# WARRANTY DEED

KIMBRA R. ROUSH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN
My Commission Expires JAN 6, 2020

Y-C-19-739-302

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $220,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF NOVEMBER, 2019.

Kimbra R. Roush
Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

**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) |
|---|---|---|
| **Jurgen Skenderas** | new owner | |
| (NAME) | (NAME) | **075-12-0C-025.00-CO** |
| **739 Tulip Grove Rd. #302** | | |
| (ADDRESS) | (ADDRESS) | |
| **Hermitage, TN 37076** | | |
| (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, **DAWN GARDIN, AN UNMARRIED WOMAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JURGEN SKENDERAS, A SINGLE MAN,** 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. 302, Building 3, on the Plan of Phase Two, Brookside Park Townhomes of record in Plat at Instrument No. 20001010-0100359, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Dawn Gardin, an unmarried woman by Warranty deed from Sara Garcia n/k/a Sara Sullins and husband, William D. Sullins and Victor F. Garcia and Hava M. Garcie, husband and wife of record in Instrument No. 20160803-0080280 Register's Office for Davidson County, Tennessee, dated July 29, 2016 and recorded on August 03, 2016.

This conveyance is subject to:

- Subject to all matters shown on the Plan of record as Instrument Number 20001010-0100359, Register's Office of Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 11653, Page 251, as amended in Instrument No. 200007180070532 and Instrument No. 20010212-0013362, Register's Office for Davidson County, Tennessee.
- HOA Charter of record in Book 11653, Page 248, in the Register's Office for Davidson County, Tennessee.
- Conveyance to HOA of open space and private roads of record in Instrument Number 20091027-0098890, in the Register's Office for Davidson County, Tennessee.
- Easement of record in Book 4126, Page 977, 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: **739 Tulip Grove Rd. #302, Hermitage, Tennessee 37076**.

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.

Karen Johnson Davidson County
Batch# 322966 **DEEDWARR**
12/02/2019 11:23:22 AM 2 pgs
Fees: $13.00 Taxes: $814.00

20191202-0123504

Witness my/our hand(s) this the 26th DAY OF NOVEMBER, 2019.

Dawn Gardin by Paul Hinman, Attorney-In-Fact

Power of Attorney filed of record in Instrument No. _____, Register's Office for Davidson County, Tennessee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, PAUL HINMAN, 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 DAWN GARDIN, and who acknowledged he/she/they executed the same as the free act and deed of the said DAWN GARDIN.

Witness my hand and official seal, this the 26th of November, 2019.

Notary Public
My Commission Expires:
(SEAL)

