WARRANTY DEED

Karen Johnson Davidson County
Batch# 350351 DEEDWARR
01/29/2020 03:21:40 PM 2 pgs
Fees: $13.00 Taxes: $1,276.50

20200129-0010799

R-TWG-20-7384

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $345,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF JANUARY, 2020.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL) KRISTEN LYNN QUIST STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 11-8-2021

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)
Michael D. Foth and Jill M. Foth	SAME AS NEW OWNER	
(NAME)	(NAME)	**142-10-0E-024.00-CO**
455 Ashmore Ct		
(ADDRESS)	(ADDRESS)	
Powell, OH 43065		
(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, **KENNETH SALLENG, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MICHAEL D. FOTH AND JILL M. FOTH, 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 located in Davidson County, Tennessee, being Unit No. 24 of Bellevue Station, A Horizontal Property Regime with Private Elements, a Condominium Development 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 Bellevue Station, a Horizontal Property Regime with Private Elements of record in Instrument Number 20160108-0001959, 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 20160108-0001959 to said Master Deed.

Being the same property conveyed to Kenneth Salleng, an unmarried man by Warranty deed from Parkside Builders, LLC, a Tennessee limited liability company of record in Instrument No. 20170127-0008970 Register's Office for Davidson County, Tennessee, dated January 23, 2017 and recorded on January 27, 2017.

This conveyance is subject to:
- Taxes for the year 2020 and subsequent years.
- Plan of record as Instrument Number 20160912-0095854 and Instrument Number 20160104-0000543, Register's Office of Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Instrument Number 20160108-0001959, Supplemented in 20160926-0101494, Supplement corrected in 20161025-0112596 and Supplemented in 20170427-0041683, Register's Office for Davidson County, Tennessee.
- Charter for HOA of record in Instrument Number 201603080022218, in the Register's Office for Davidson County, Tennessee.
- Underground telephone cable easement of record in Book 4475, Page 757, in the Register's Office for Davidson County, Tennessee.
- Easement for sewer line of record in Book 4613, Page 509, in the Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easements for Sanitary Sewers of record in Book 5222, Page 738, in the Register's Office for Davidson County, Tennessee.
- Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument Number 20151001-0099985, in the Register's Office for Davidson County, Tennessee.
- Easement for roadway right of way of record in Book 2086, Page 272, in the Register's Office for Davidson County, Tennessee.
- Possible right of C. S. X. Railroad to increase its right-of-way to the full extent of its charter.
- Right of Way of Station Drive.

- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **7384 Old Harding Pike, 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 24th DAY OF JANUARY, 2020.

Kenneth Salleng by Laura Mitchell as 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, LAURA MITCHELL, 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 KENNETH SALLENG, and who acknowledged he/she/they executed the same as the free act and deed of the said KENNETH SALLENG.

Witness my hand and official seal, this the 24th of January, 2020.

Notary Public
My Commission Expires: _____
(SEAL)

KATE NYQUIST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2021

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