Karen Johnson Davidson County
Batch# 387827 DEEDWARR
04/17/2020 03:37:30 PM 3 pgs
Fees: $18.00 Taxes: $910.20
20200417-0040750

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $246,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF APRIL, 2020.

Notary Public

MY COMMISSION EXPIRES: 7-6-2020

(AFFIX SEAL)

HILLARY MONROE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires July 6, 2020

Y-BR-20-414

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)
Kathryn Kimberley Giglio and Chance Douglas Howe	**F&M Bank**	
(NAME)	(NAME)	
414 Huntington Ridge Drive	**50 Franklin Street**	**161-11-0A-086.00-CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	**Clarksville, TN 37040**	
(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, **MICHAEL G. RAU AND MEGAN LEIGH RAU, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **KATHRYN KIMBERLEY GIGLIO, AN UNMARRIED PERSON AND CHANCE DOUGLAS HOWE, AN UNMARRIED PERSON, AS JOINTS WITH RIGHTS 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:

Land in Davidson County, Tennessee, being Unit No. 86 on the Plan of Huntington Ridge Townhouses of record in Book 4675, Page 9, and as revised in Book 9700, Page 846, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Michael G. Rau, unmarried by Warranty deed from Michael C. Simonic and wife, and Nancy Lynne Simonic of record in Instrument No. 20081120-0114362 Register's Office for Davidson County, Tennessee, dated November 14, 2008 and recorded on November 20, 2008. (Value of consideration shown in aforementioned deed $145,350.00.) Being also known as 414 Huntington Ridge Drive 86 Nashville, Tennessee 37211.

Michael G. Rau having since married. Megan Leigh Rau joins in this instrument to convey any marital interest she has in subject property.

This conveyance is subject to:
- Taxes for the year 2020, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Book 4675, Page 9, and Revised in Plat Book 9700, Page 846 Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Book 4729, Page 687; amended in Book 4889, Page 905 and in Book 5394, Page 243, Register's Office for Davidson County, Tennessee.
- By-Laws of record in Book 7423, Page 762; amended in Instrument No. 200803240029069, Instrument No. 201103310024865, and in Instrument No. 201307240076332, in the Register's Office for Davidson County, Tennessee.
- Charter of Huntington Ridge Townhouse Homeowners Association of record in Book 4729, Page 682 and in Book 4890, Page 84, in the aforesaid Office.
- Stormwater Detention Agreements of record in Book 9732, Page 308; Book 9732, Page 551; Book 9775, Page 308; and in Book 11345, Page 59, in the Register's Office for Davidson County, Tennessee.
- Master Deed of Huntington Ridge Homeowners Association of record in Book 4529, Page 827, in the Register's Office for Davidson County, Tennessee.
- Dedication of Common Areas to HOA of record in Book 4742, Page 570, in the Register's Office for Davidson County, Tennessee.
- Grant of Easement of record in Instrument Number 20140902-0079897, in the Register's Office for Davidson County, Tennessee.
- Easements and restriction of record in Book 4499, Page 443, in the Register's Office for Davidson County, Tennessee.
- Easements, Covenants and Restrictions as disclosed by the Plat of record shown in Book 4460, Page 67, Register's Office, Davidson County Records.

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

This is **improved** property known as: **414 Huntington Ridge Drive, Nashville, Tennessee 37211**.

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 8th DAY OF APRIL, 2020.

Michael G. Rau by Loy Carney, Attorney-In-Fact

Power of Attorney filed of record in Instrument No. 202004170040748, Register's Office for Davidson County, Tennessee.

Megan Leigh Rau by Loy Carney, Attorney-In-Fact

Power of Attorney filed of record in Instrument No. 202004170040749, 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, LOY CARNEY, 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 MICHAEL G. RAU AND MEGAN LEIGH RAU, and who acknowledged he/she/they executed the same as the free act and deed of the said MICHAEL G. RAU AND MEGAN LEIGH RAU.

Witness my hand and official seal, this the 8th of April, 2020.

Notary Public
My Commission Expires: 6/11/2023
(SEAL)

LOGAN C. E. BELL
TENNESSEE
NOTARY
PUBLIC
My Comm Exp
06/11/2023
COUNTY OF CHEATHAM

True Copy Certification

I, HILLARY SMITH , 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.

Settlement Agent:
McMichael & Gray, PC

BY: _____
Hillary Smith

State of Tennessee

County of Davidson

Personally appeared before me, Cody R. Gallaher, a notary public for this county and state, HILLARY SMITH 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: 9-2-2021
(Notary Seal)

CODY R. GALLAHER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-2-2021