WARRANTY DEED

B-VRES-20-104

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $310,000.00

Donna M. Bostick
Affian:

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF JUNE, 2020.

Megan Paulus
Notary Public

MY COMMISSION EXPIRES: 3/7/23
(AFFIX SEAL)

MEGAN PAULUS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 03-07-2023

Karen Johnson Davidson County
Batch# 429944 DEEDWARR
07/02/2020 07:42:51 AM 2 pgs
Fees: $13.00 Taxes: $1,147.00

20200702-0071635

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:	
Donna M. Bostick	New Owner	
(NAME)	(NAME)	**117-03-0C-104.00- CO**
104 Hillsboro Pl		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(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, **WILMA JEAN BRICHETTO, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **DONNA M. BOSTICK, UNMARRIED,** 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. 104 of Hillsboro Place Condominiums, 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 of record in Book 5200, Page 725, and amended in Book 5200, page 757 and 758, both of record , 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 said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in said Master Deed.

Being the same property conveyed to Wilma Jean Brichetto, a single woman by Warranty deed from Darrell K. McGavic and wife, Dauphne P. McGavic of record in Instrument No. 20171120-0118919 Register's Office for Davidson County, Tennessee, dated November 17, 2017 and recorded on November 20, 2017.

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 Plat Book 5200, Page 725, as amended in Plat Book 5200, Page(s) 757 and 758, Register's Office for Davidson County, Tennessee.
• All conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Hillsboro Place Condominiums of record in Book 6244, Page 394, as supplemented in Book 6285, page 209 and Amendment recorded in Instrument No. 20170515-0048155, Register's Office for Davidson County, Tennessee.
• By-Laws of record in Book 6244, Page 405, in the Register's Office for Davidson County, Tennessee.
• Charter of record in Book 6265, Page 260, in the Register's Office for Davidson County, Tennessee.
• Sanitary Sewer Easement of record in Book 6255, Page 932, in the Register's Office for Davidson County, Tennessee.
• Storm Water Detention Agreement of record in Book 6128, Page 852, in the Register's Office for Davidson County, Tennessee.
• Deed of Conveyance to Metropolitan Government for water mains of record in Book 6255, Page 937, in the Register's Office for Davidson County, Tennessee.
• Easements of Metropolitan Government of Nashville and Davidson County for Sanitary Sewers and/or Storm Drainage of record in Book 3531, Page 592 and Book 3965, Page 909 and Book 4158, Page 34, in the Register's Office for Davidson County, Tennessee.
• Easement for Road access and parking of record in Book 4240, Page 209 and Book 5221, Page 681, in the Register's Office for Davidson County, Tennessee.
• Easement for Achor Easement of record in Book 5870, Page 33, in the Register's Office for Davidson County, Tennessee.

- Easement for Public Utilities of record in Book 4653, Page 915 and Book 4633, Page 468, in the Register's Office for Davidson County, Tennessee.
- Grant of Easement of record in Instrument Number 20161021-0111268, in the Register's Office for Davidson County, Tennessee.
- Resolution of the Board of Directors for Hillsboro Place Homeowners' Association, Inc., of record in Instrument Number 20170615-0060259 and 20180717-0069522, 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: **104 Hillsboro Pl, Nashville, Tennessee 37215**.

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 29th DAY OF JUNE, 2020.

Wilma Jean Brichetto

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, WILMA JEAN BRICHETTO, 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 29th of June, 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