**THIS INSTRUMENT PREPARED BY:**
**Chapman & Rosenthal Title, Inc.**
**10 Burton Hills Blvd, Ste 130**
**Nashville, TN 37215**

**CRT File No. 200628077**

Karen Johnson Davidson County
Batch# 433764 **DEEDWARR**
07/09/2020 01:14:23 PM 3 pgs
Fees: $18.00 Taxes: $756.65

20200709-0074730

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual consideration or value, whichever is greater, for this transfer is: $204,500.00.

Affiant

Subscribed and sworn to before me, this 7th day of July, 2020.

Notary Public
My Commission Expires:

ABBY BENSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON CO.

MY COMMISSION EXPIRES DECEMBER 15, 2021

## WARRANTY DEED

| Address New Owner: | Send Tax Bills To: | Tax Information: |
|---|---|---|
| Grace Bonnier Revocable Trust and Sarah C. Bonner<br>5025 Hillsboro Pike Apt 18F<br>Nashville TN 37215 | New Owner | Tax Parcel ID No.<br>131 01 0D 151.00 |

**FOR AND IN CONSIDERATION** of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Ray Garwacki Jr. and Connie W Garwacki, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Grace Bonner, Trustee of the Grace Bonner Revocable Trust dated March 26, 1997 and Sarah C. Bonner**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 151, also known as Apartment No. 18-F on the Plan of Georgetown Apartments of record in Plat Book 5200, Page 4, Register's Office for Davidson County, Tennessee, to which Plan reference is made for a more complete description, together with the appurtenant interest in the general and limited common elements of 5025 Hillsboro Homeowners' Association, a horizontal property regime established by Master Deed of record in Book 5211, Page 325, amended in Book 5616, Page 133 and Book 6079, Page 516, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Ray Garwacki, Jr. and Connie W. Garwacki, Husband and Wife, by Warranty Deed from Mary Pat Draper n/k/a Mary Pat D. Hartline, married, of record in Instrument No. 20131029-0112115, in the Register's Office of Davidson County, Tennessee, dated October 22, 2013 and recorded on October 29, 2013.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2020 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Georgetown Apartments, as recorded in Plat Book 5200, Page(s) 4.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing 5025 Hillsboro Homeowners' Association Condominium of record in Book 5211, Page 325, as amended by instrument(s) of record in Book 5616, Page 133; Book 6079, Page 516 and Appointment of Successor Trustee recorded in Book 10225, Page 413 and Instrument No. 20120823-0076049 and Resolution recorded in Instrument No. 20120731-0067332; also subject to easements, rights and interests 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 building thereon.

Easement for Sanitary Sewer and/or Storm Drainage, recorded in Book 4308, Page 575.

Easement for Sewer Line, recorded in Book 4308, Page 650.

Easement for Electric Power Board, recorded in Book 7873, Page 859.

Easement for Right of Way, recorded in Instrument No. 20110620-0047283 and Instrument No. 20150505-0040558.

This is improved property located at 5025 Hillsboro Pike Apt 18F Nashville TN 37215

**TO HAVE AND TO HOLD** said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

**IN WITNESS WHEREOF**, Grantor has executed this instrument on this 7th day of July, 2020.

X _____ _____

Ray Garwacki Jr. Connie W Garwacki

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Ray Garwacki Jr. and Connie W Garwacki, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 7th day of July, 2020.

_____
Notary Public

My Commission Expires: _____ See Attached

## ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Los Angeles )

On July 07, 2020 before me, Viorica Marcu a Notary Public
(insert name and title of the officer)

personally appeared Ray Garwacki Jr and Connie W. Garwacki,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

VIORICA MARCU
COMM. # 2249163
NOTARY PUBLIC - CALIFORNIA
LOS ANGELES COUNTY
COMM. EXPIRES AUG. 4, 2022

WITNESS my hand and official seal.

Signature _____ (Seal)