Karen Johnson Davidson County
Batch# 500620 DEEDWARR
10/23/2020 10:15:35 AM 2 pgs
Fees: $13.00 Taxes: $1,313.50
20201023-0123304

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ROBERTSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $355,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd day of October, 2020

Notary Public

My COMMISSION EXPIRES:

(AFFIX SEAL)

TERESA GLASS NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF ROBERTSON My Comm. Expires October 23, 2023

PLEASE RETURN TO:
WARRANTY TITLE INSURANCE COMPANY
2401 MEMORIAL BLVD
SPRINGFIELD, TN 37172

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
Warranty Title, LLC dba Warranty Title Ins Co, 2401 Memorial Blvd.
Springfield, TN 37172

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
Linda Burrell, Unmarried Woman	Regions Bank d/b/a Regions Mortgage	131050C338000CO
(NAME)	(NAME)	
338 Ardsley Place	2050 Parkway Office Circle	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	Hoover, AL 35244	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20202642

For and consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Carla A Donisi** , hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Linda Burrell, Unmarried Woman** , hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit. :

Certain real property situate in Davidson County, Tennessee, and described as follows:

A condominium apartment in Davidson County, Tennessee, being Unit No. 338 of The Hillsborough Condominiums, a horizontal property regime established by Master Deed of record in Book 6822, page 721 in the Register's Office for Davidson County, Tennessee, the plat of which is recorded in Book 6250, page 699, said Register's Office to which plat reference is made for a more accurate and complete property description.

Being the same property conveyed to Carla A. Donisi by warranty Deed from Cynthia R. Willis dated February 24, 2010 and filed of record in Instrument No. 20100301-0015247 Register's Office for Davidson County, Tennessee.

RESTRICTIONS:

This conveyance is made subject to the provisions of the Tennessee Horizontal Property Act: as set out in Section 66-27-101 et seq. Of the Tennessee Code Annotated and is subject to the provisions and requirements thereof; to the By-Laws for the administration thereof; to 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 covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of The Hillsborough Condominiums, and filed of record in Book 6822, page 721, Register's Office for said County, to restrictions of record in Book 6566, page 4, and Book 6674, page 583, Register's Office for said County, and to easements, setback lines, notes, and any matters indicated on the aforesaid subdivision plat.

Unimproved ☐

This is improved ☒ property, known as 338 Ardsley Place, Nashville, TN 37215
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and I/we do covenant with the said GRANTEES that I/we am/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 I/we do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 22nd day of October, 2020

Carla A Donisi

STATE OF Tennessee)
County OF Robertson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Carla A Donisi, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 22nd of October, 2020.

Notary Public
My Commission Expires:

TERESA GLASS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON
My Comm. Expires October 23, 2023