Karen Johnson Davidson County
Batch# 524913 DEEDWARRSP
12/04/2020 03:58:30 PM 5 pgs
Fees: $28.00 Taxes: $976.43
20201204-0141444

Prepared By:	Record and Return To:	Mail Tax Statements to:
Vidmar & Hardesty, Ltd., John Vidmar (TN Bar#032525) P.O. Box 211031 Columbus, Ohio 43221	Regions Bank dba Regions Mortgage Dept. 2530, P.O. Box 2153 Birmingham, AL 35287-2530	Perry J. Kozakiewicz 212 Myhr Green Nashville, TN 37221

Order Number: 101-10265240

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that the Grantor(s) **Troy Lee Gibson, an unmarried man,** for Two Hundred Sixty Three Thousand Nine Hundred Dollars and 00/100 ($263,900.00) and other valuable consideration paid, warrants the title against all persons claiming under me and does hereby convey unto the Grantee(s), **Perry Kozakiewicz, a(n)** unmarried **man,** whose address is 212 Myhr Green, Nashville, TN 37221, the following described real property located in the Davidson County, State of Tennessee and further described as follows:

A Condominium Apartment in Davidson County, Tennessee, being Unit No. 7 of Ashley Green, a Horizontal Property Regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan as Exhibit "C" to the Master Deed of record in Book 7184, Page 44, Register's Office for Davidson County, Tennessee, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the condominium.

Be the same more or less, but subject to all legal highways.

This description is the same as the description contained in the prior deed referenced herein.

The Grantor does hereby covenant with the Grantee(s) that it is lawfully seized of the above described real estate, that it has good right to sell and convey the said real property and that the property is unencumbered except as to:

Subject to = all matters appearing on the Boundary Plat of record in Book 6900, page 24,

revised in Book 6900, Page 978; The premises herein insured is a condominium apartment established pursuant to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee 201906260061883 Code Annotated, as amended, as is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject 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 buildings thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Ashley Green, of record in Book 7184, Page 44; Book 7467, Page 279; Book 7482, Page 312 and Instrument No. 20111101-0084880; Easement for utilities of record in Book 5374, Page 511 and Instrument No. 20060724-0088823; Easement for Broadband Communications of record in Instrument No. 20170206-0012423; Easement for sewer service of record in Book 6483, page 907; Easement for highway purposes of record in Book 5407, Page 643; all of record in the Register's Office for Davidson County, Tennessee; and

All other easements, restrictions and all other matters of record, zoning ordinances, real estate taxes and assessments, if any, prorated to the date of this deed.

County Parcel number: 142 07 0-C 007.00 CO
Street address of property: 212 Myhr Green, Nashville, TN 37221

Prior Instrument Reference by which Grantor(s) acquired title: Instrument 20190626-0061883 in the Recorder's Office, Davidson County, Tennessee.

Signed this 23rd day of December, 2020.

Signature of Grantor

Troy Lee Gibson

Troy Lee Gibson

STATE OF Indiana, COUNTY OF Marion, SS:

BE IT REMEMBERED That on this 23rd day of December, 2020, before me, the subscriber, a Notary Public in and for said state, duly commissioned and qualified, personally came Troy Lee Gibson, known to me, or proved to me on the basis of satisfactory evidence, to be the Grantor(s) in the foregoing deed, and acknowledged by the signing thereof to be his free and voluntary act and deed.

In testimony whereof, I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.

Scott K. Peachee

Notary Public

SCOTT K PEACHEE
Notary Public - Seal
Boone County - State of Indiana
Commission Number NP0640388
My Commission Expires Dec 14, 2020

No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and /or their agents; no boundary survey was made at the time of this conveyance.

County Parcel number: 142 07 0-C 007.00 CO
Street address of property: 212 Myhr Green, Nashville, TN 37221

Oath of Consideration

I or we, Troylee Gibson, the Affiant(s), herby swear or affirm that to the best of my/our knowledge, information and belief, that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $263,900.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Signed this 23rd day of November, 2020.

Signatures of Affiant(s):

Troylee Gibson

Sworn and subscribed before me this 23rd day of December, 2020.

Scott K Peachee
Notary Public

SCOTT K PEACHEE
Notary Public - Seal
Boone County - State of Indiana
Commission Number NP0640388
My Commission Expires Dec 14, 2020

Certificate of Authenticity

I, John W. Bishop, 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.

Signature

State of Tennessee

County of Williamson

Personally appeared before me, J. Carla Ikard, a notary public for this county and state, John W. Bishop who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

J CARLA IKARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 1-3-23

Notary's Seal (If on paper)