Karen Johnson Davidson County
Batch# 526566 DEEDWARR
12/08/2020 11:28:30 AM 3 pgs
Fees: $18.00 Taxes: $1,061.90
20201208-0142422

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 201031339**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $287,000.00. Affiant Subscribed and sworn to before me, this 30th day of November, 2020. Notary Public My Commission Expires:

AMANDA LEIGH WRINKLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-07-2023

WARRANTY DEED

Address New Owner: Gianna Gesler 133 Hillsboro Place Nashville TN 37215	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 117-03-0C-133.00 CO

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, **Randall E. Drinnon, II, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Gianna Gesler, a single woman**, ("Grantee"), her successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A certain condominium apartment in Davidson County, TN, described as Unit No. 133 of Hillsboro Place Condominiums, a Condominium, a Horizontal Property Regime, located on Hillsboro Place, Nashville, TN, as shown on the plat of Hillsboro Place Condominiums, Condominium apartments, recorded in Plat Book 5200, page 725 as amended in Plat Book 5200, pages 757 and 758, said Register's Office, and described in a Master Deed recorded in Book 6244, page 394 and Book 6285, page 209, said Register's Office, to which reference is hereby made. T ogether with an undivided percentage interest in the common elements allocated to said unit as set forth in said Master Deed.

Being the same property conveyed to RANDALL E. DRINNON, II, by deed from J. TERRY HUNTER AND WIFE, MARY C. HUNTER, of record in Instrument No. 20051003-0118213 , dated September 21, 2005 , said Register's Office.

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.

General or special taxes and assessments required to be paid in the year 2020 and subsequent years for Map-Par. 117-03-0C-133.00 CO.

Matters shown on the Plan of record in Plat Book 5200, page 725 and amended in Plat Book 5200, pages 757 and 758, said Register's Office.

Storm Water Detention Agreement of record in Book 6128, page 852, said Register's Office.

Master Deed of record in Book 6244, page 394, Book 6285, page 209, Instrument No. 20170515-0048155 and Instrument No. 20170615-0060259, said Register's Office.

Easements contained in Book 4240, page 209, Book 5221, page 681 and Book 5870, page 33, said Register's Office.

This is improved property located at 133 Hillsboro Place 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 30th day of November, 2020.

11/30/20

Randall E. Drinnon, II

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Randall E. Drinnon, II, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of November, 2020.

Notary Public

My Commission Expires: _____



True Copy Certification

I, Grover Collins, 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 Davidson

Personally appeared before me, Seth N. Cline, a notary public for this county and state, Grover Collins 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: MARCH 7, 2023
Notary's Seal (if on paper)

