WARRANTY DEED

Karen Johnson Davidson County
Batch# 542031 DEEDWARR
12/23/2020 02:13:39 PM 2 pgs
Fees: $13.00 Taxes: $862.10

20201223-0153111

W-SB-EXP-20-5025-11E

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-09-24

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $233,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF DECEMBER, 2020.

Notary Public

MY COMMISSION EXPIRES: 7/9/24

(AFFIX SEAL)

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:	MAP / PARCEL NUMBER (S)
Lorraine Foley and Patrick Foley	**Norwich Commerical Group, Inc. DBA Norcom Mortgage**	
(NAME)	(NAME)	**131-01-0D-073.00-CO**
5025 Hillsboro Rd #11E	**PO Box 1622**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	**Avon, CT 06001**	
(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, **KENDAL PATRICIA MCCANN, A SINGLE PERSON,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **LORRAINE FOLEY AND PATRICK FOLEY, WIFE AND HUSBAND,** 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 Condominium Apartment in Davidson County, Tennessee, being Unit No. 73 also known as Unit 11-E Georgetown Apartments, a Horizontal Property Regime pursuant to the Tennessee Horizontal property Act, as shown on the Plan to the Master Deed of record in Book 5200, page 4, Register's Office for said County, 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.

Being the same property conveyed to Kendal Patricia McCann, a single person by Warranty Deed from Miodrag Petkovski and wife, Janice Atwood Petkovski of record in Instrument No. 20180412-0034545 Register's Office for Davidson County, Tennessee, dated April 10, 2018 and recorded on April 12, 2018.

This conveyance is subject to:
- Taxes for the year 2020 and subsequent years.
- All matters shown on the Plan of record in Plat Book 5200, Page 4, Register's Office for Davidson County, Tennessee.
- Master Deed establishing a Horizontal Property Regime of Georgetown Apartments of record in Book 5211, Page 325, amended in Book 5616, Page 133, Book 6079, Page 516 and Book 10225, page 413, Register's Office for Davidson County, Tennessee.
- By-Laws of record in Book 5211, Page 345, in the Register's Office for Davidson County, Tennessee.
- Easement to Metropolitan Government of Nashville and Davidson County, Tennessee of record in Book 4308, Page 575, in the Register's Office for Davidson County, Tennessee.
- Sewer Easement of record in Book 4308, Page 650, in the Register's Office for Davidson County, Tennessee.
- Easement for Transmission of record in Book 7873, Page 859, in the Register's Office for Davidson County, Tennessee.
- Charter of record in Book 5233, Page 459, in the Register's Office for Davidson County, Tennessee.
- Easement of record in Book 4108, Page 940, in the Register's Office for Davidson County, Tennessee.
- Resolution of the Board of Directors for the 5025 Hillsboro Homeowners Association of record in Instrument Number 20120731-0067332, in the Register's Office for Davidson County, Tennessee.
- Grant of Easement of record in Instrument Number 20110620-0047283, 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: **5025 Hillsboro Rd #11E, 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 18th DAY OF DECEMBER, 2020.

Kendal Patricia McCann n/k/a Kendal Lack by John Gleaves
Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN GLEAVES, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of KENDAL PATRICIA MCCANN N/K/A KENDAL LACK, and who acknowledged he/she/they executed the same as the free act and deed of the said KENDAL PATRICIA MCCANN N/K/A KENDAL LACK.

Witness my hand and official seal, this the 18th of December, 2020.

Notary Public
My Commission Expires: _____
(SEAL)

KARA L. WALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212