Karen Johnson Davidson County
Batch# 629583 DEEDWARR
05/05/2021 01:15:30 PM 3 pgs
Fees: $18.00 Taxes: $1,154.40
20210505-0060371

WARRANTY DEED

DOLORES E. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-17-2023

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $312,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30 DAY OF APRIL, 2021.

Notary Public

MY COMMISSION EXPIRES: 4-17-2023 (AFFIX SEAL)

DM-SB-RF-21-212

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)
Ian M Thompson and Laura A Thompson	**New Owner**	
(NAME)	(NAME)	**117 03 0D 212.00**
212 Hillsboro Place		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(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, **CHAD L FREEDMAN, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **IAN M THOMPSON AND LAURA A THOMPSON, HUSBAND AND WIFE,** 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:

Land in Davidson County, Tennessee, being Unit No. 212 on the Plan of Hillsboro Station Condominiums, of record in Plat Book 6250, Page 751, 752 & 753, Register's Office for said County, to which Plan and record thereof are incorporated herein and made a part hereof by reference, together with the appurtenant interest in the common elements of Hillsboro Station, a Horizontal Property Regime established by Master Deed and By-Laws of record in Book 6740, Page 37, Register's Office for said County.

Being the same property conveyed to Chad L. Freedman, Unmarried, by Warranty Deed from Shannon R. Vickery, Married, of record in Instrument No. 20050121-0007936, in the Register's Office of Davidson County, Tennessee, dated January 18, 2005 and recorded on January 21, 2005.

This conveyance is subject to:
• County of Davidson taxes for the year 2021 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 Hillsboro Station Condominiums, as recorded in Plat Book 6250, Page(s) 751, 752 and 753.

• Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing Hillsboro Station Condominiums of record in Book 6740, Page 37; 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 Right of Way, recorded in Book 1877, Page 581.

• Easement for Trunk Sanitary Sewer, recorded in Book 3531, Page 572; Book 3531, Page 576 and Book 3531, Page 592.

• Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 3965, Page 909 and Book 4158, Page 34.

• Easement for Transmission Line and Sanitary Sewer, recorded in Book 4633, Page 468.

• Easement for Overhead Line, recorded in Book 6595, Page 58.

- Storm Water Detention Agreement as set forth in instrument recorded in Book 6629, Page 452.
- Rules and Regulations for Vehicles and Parking Hillsboro Station is recorded in Book 8140, Page 689.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **212 Hillsboro Place, 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 30 DAY OF APRIL, 2021.

Chad L Freedman

Chad L Freedman

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CHAD L FREEDMAN, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 30th of April, 2021.

Megan Paulus
Notary Public
My Commission Expires: 3/7/23
(SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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

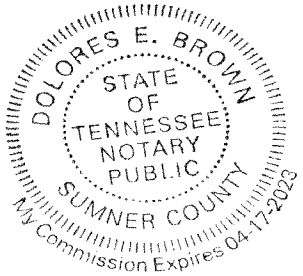
True Copy Certification

I, **Michelle Mitchell** 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 here with and that this is a true and correct copy of the original document executed and authenticated according to law.

Michelle Mitchell

State of **Tennessee**
County of **Davidson**

Personally appeared before me, **Dolores E. Brown** a notary public for this county and state **Michelle Mitchell** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



Dolores E. Brown
My Commission Expires: 4/17/2023

SEAL