WARRANTY DEED

Karen Johnson Davidson County
Batch# 707229 DEEDWARR
08/30/2021 03:54:37 PM 2 pgs
Fees: $13.00 Taxes: $2,997.00

20210830-0116891

O-RF-21-513

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $810,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF AUGUST, 2021.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

STACEY DENSON PALMER
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/03/2023
DAVIDSON COUNTY

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)
Marilyn Labovitz	**NEW OWNERS**	
(NAME)	(NAME)	**131-05-0C-513.00-CO**
1850 Oak Run Cove		
(ADDRESS)	(ADDRESS)	
Germantown, TN 38138		
(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, **MARK EDWARD HUBBARD, AN UNMARRIED PERSON,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MARILYN LABOVITZ AND NEAL LABOVITZ, 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:

Land in Davidson County, Tennessee, being Unit No. 513, of The Hillsborough, a horizontal property regime established by Master Deed of record in Book 6822, page 721, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit "B" to the aforementioned Master Deed, and being located upon Tract 1 on the Plan of The Hillsborough, of record in Plat Book 6250, page 699, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Mark Edward Hubbard, an unmarried person by Warranty deed from Steven A. Pate, unmarried of record in Instrument No. 20140506-0038475 Register's Office for Davidson County, Tennessee, dated May 02, 2014 and recorded on May 06, 2014.

This conveyance is subject to:

- Taxes for the year 2021 and subsequent years, a lien but not yet due and payable.
- Subject to all matters shown on the Plan of record in Book 6250, Page 699, Register's Office for Davidson County, Tennessee.
- The premises herein insured is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof and is subject to the By-Laws for the administration thereof; also subject to the 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 The Hillsborough Condominiums of record in Book 6822, Page 721, Book 6465, Page 872, Book 6609, Page 880, Book 6682, Page 778, Book 6616, Page 483, Book 6650, Page 10, Book 6822, Page 747, Book 6609, Page 864, Book 6465, Page 867, Book 6609, Page 867 and Book 6609, Page 855, Register's Office for Davidson County, Tennessee.
- Charter for Hillsborough Condominiums HOA of record in Book 7925, Page 64 amended in Book 8350, page 426, in the Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 6566, Page 4 amended in Book 6674, Page 583, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
- Storm Water Detention Agreement of record in Book 6702, Page 330, in the Register's Office for Davidson County, Tennessee.
- Sewer easements of record in Book 6229, Page 484 and Book 4161, page 814, in the Register's Office for Davidson County, Tennessee.

- Deed of conveyance of record in Book 6303, Page 601, in the Register's Office for Davidson County, Tennessee.
- Easement of record in Book 1130, Page 7, Book 4377, page 710, Book 4380, page 710 and Book 4403, page 627, in the Register's Office for Davidson County, Tennessee.
- Resolution of record in Book 7052, Page 19, in the Register's Office for Davidson County, Tennessee.
- Easement of record in Book 6609, Page 864, in the Register's Office for Davidson County, Tennessee.
- Deed of Conveyance of record in Book 7681, Page 534, in the Register's Office for Davidson County, Tennessee.
- Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.
- Subject to rights of others in and to the common areas and/or elements.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **513 Almonte Ct, 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 26 DAY OF AUGUST, 2021.

Mark Edward Hubbard

Mark Edward Hubbard

STATE OF INDIANA

COUNTY OF Madison

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MARK EDWARD HUBBARD, 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 26th of August, 2021.

C. Bellessis

Notary Public
My Commission Expires: 10-9-27
(SEAL)

STATE OF INDIANA NOTARY PUBLIC C. BELLESSIS Madison County My Commission Expires 10-9-2027

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