WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $185,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF JANUARY, 2022.

Notary Public

MY COMMISSION EXPIRES:

LINDSEY M. BLAKELY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 09/13/2024

Karen Johnson Davidson County
Batch# 793167 DEEDWARR
01/19/2022 11:38:24 AM 2 pgs
Fees: $13.00 Taxes: $686.35

20220119-0007310

Y-BOT-21-1107

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)
Dawnielle Hardwick	**New Owner**	
(NAME) **1107 Cabana Drive**	(NAME)	**108-03-0-197.00**
(ADDRESS) **Nashville, TN 37214**	(ADDRESS)	
(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, **LOUIS E. PICHE, JR., A MARRIED MAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **DAWNIELLE HARDWICK, UNMARRIED WOMAN,** 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:

Being Lot No. 77B, Zone Lot Division, Lots Nos. 77 through 81, Patio Villa, Section Four, of record in Plat Book 6250, Page 823, amending Plat Book 5200, Page 632, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Louis E. Piche, Jr., unmarried by Warranty deed from Kerry Kruszewski, unmarried of record in Book 11567, page 561, Register's Office for Davidson County, Tennessee, dated June 29, 1999 and recorded on July 09, 1999.

Louis E. Piche, Jr. having since married. Subject property having never been said grantors primary marital residence.

This conveyance is subject to:
- Taxes for the year 2021, a lien paid in full.
- Subject to all matters shown on the Plan of record in Plat Book 6250, Page 823, amending Plat Book 5200, Page 632, Register's Office for Davidson County, Tennessee.
- Master Deed establishing a Horizontal Property Regime of Patio Villa Condominiums of record in Book 5970, Page 829, corrected in Book 6014, Page 978, and Book 6199, Page 70 and Book 6555, Page 576, and By-Laws in Book 5960, Page 861, as amended in Book 6406, Page 799, Register's Office for Davidson County, Tennessee.
- Charter for HOA of record in Book 6031, Page 493, aforesaid Register's Office.
- Rules and Regulations for said Condominiums of record in Book 7266, Page 827, aforesaid Register's Office.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1107 Cabana Drive, Nashville, Tennessee 37214**.

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 12th DAY OF JANUARY, 2022.

Louis E. Piche, Jr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LOUIS E. PICHE, JR., 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 12th of January, 2022.

Notary Public
My Commission Expires: 03/07/2023
(SEAL)



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