B WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. M15-1301

G#27248-2

BILL GARRETT, Davidson County
Trans: T20150048631 DEEDWARR
Recvd: 06/18/15 12:00 2 pgs
Fees: 13.00 Taxes: 1387.50
20150618-0058235

WARRANTY DEED

State of Tennessee)
County of Davidson)

The actual consideration or value, whichever is greater, for this transfer is **$375,000.00.**

Affiant

Subscribed and sworn to before me, this the 15th day of June, 2015.

Notary Public

My commission expires: _____
(AFFIX SEAL)

DEBORAH L. BISSELL STATE OF TENNESSEE NOTARY PUBLIC PERRY COUNTY My Commission Expires APRIL 28, 2019

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Steven J. Serra and Julie Serra	Peoples Bank	**105010B30100CO**
1010 16th Avenue S, #301	13180 Metcalf Ave.,	
Nashville, TN 37203	Overland Park, KS 66213	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I,

Beverly Marsh, an unmarried woman

HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Steven J. Serra and Julie Serra, husband and wife

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A 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. 301 of Ten Ten On the Row, a Condominium, a Horizontal Property Regime, located at 1010 16th Avenue South, Nashville, Tennessee, and described in Master Deed recorded in Instrument No. 20071023-0125441, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of Ten Ten On the Row, Condominium Units, contained in the Master Deed and By-Laws and Plat appended thereto, recorded in Instrument No. 20071023-0125441, Register's Office for Davidson County, Tennessee, and amendments of record in Instrument No. 20090224-0015964, in Instrument No. 20090507-0041965, in Instrument No. 20090929-0090277, and Fourth Amendment in Instrument No. 20120905-0080264, and Scrivener's Affidavit of record in Instrument No. 20141009-0093659, said Register's Office, are incorporated in the Deed by reference and made a part hereof the same as though copied herein.

PARKING Space No. 27 is assigned as a Limited Common Element for the exclusive use by the owner of Unit No. 301.

BEING the same property conveyed to Beverly Marsh, an unmarried woman, and Kaitlyn Marsh, an unmarried woman, as joint tenants with right of survivorship, by Deed dated April 9, 2010, from Haury & Smith Contractors, Inc., a Tennessee corporation, of record in Instrument No. 20100413-0027750, Register's Office for Davidson County, Tennessee. The said Beverly Marsh, an unmarried woman, conveyed the property to Kaitlyn Marsh Carson and Brad Carson, wife and husband, by Quitclaim Deed dated November 1, 2011, of record in Instrument No. 20111102-0085106, said Register's Office. And further conveyed to Beverly Marsh, an unmarried woman, by Quitclaim Deed dated August 24, 2012, from Kaitlyn Marsh Carson and Brad Carson, wife and husband, of record in Instrument No. 20120828-0077256, said Register's Office.

THIS instrument is being executed on behalf of Beverly Marsh, pursuant to a Power of Attorney executed by her on the 8th day of June, 2015, of record in Instrument No. _____ _____, Register's Office for Davidson County, Tennessee.

THE conveyance of the above described parcel of land is subject to the following:

1) All matters show on the Plan of record as set out on Exhibit "B" to the Master Deed of record in Instrument No. 20071023-0125441, said Register's Office;

2) The Premises herein conveyed is a condominium apartment established pursuant to all 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 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 building thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed and By-Laws of Ten Ten On the Row Condominiums, of record in Instrument No. 20071023-0125441, and amendments of record in Instrument No. 20090224-0015964, in Instrument No. 20090507-0041965, in Instrument No. 20090929-0090277, and Fourth Amendment in Instrument No. 20120905-0080264, and Scrivener's Affidavit of record in Instrument No. 20141009-0093659, Register's Office for Davidson County, Tennessee;

3) All matters shown on the Plan of record in Book 57, Page 31, said Register's Office;

4) Stormwater Detention Agreement of record in Instrument No. 20051230-0156625, said Register's Office;

5) Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage, Water Mains, Pumps, and Appurtenances of record Instrument No. 20051230-0156628, said Register's Office;

6) Grant of Easement to Comcast of Nashville I, LLC, of record in Instrument No. 20090710-0064678, said Register's Office; and,

7) Taxes for the current year which have been prorated and assumed by the Grantees herein and subsequent years, not yet due and payable.

This is improved property, known as: **1010 16th Avenue S, #301, Nashville, TN 37203**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES 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 GRANTEES, 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 **15th** day of **June, 2015.**

Beverly Marsh By Kaitlyn Carson, Attorney-in-fact

Beverly Marsh
By Kaitlyn Carson, 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 aforesaid, the within named **Kaitlyn Carson,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Attorney-In-Fact for **Beverly Marsh,** and that she as such Attorney-In-Fact executed the foregoing instrument on behalf of and as the personal act and deed of the said **Beverly Marsh** for the purpose therein contained, by signing the name of **Beverly Marsh** by herself as Attorney-In-Fact.

Witness my hand and official seal at Nashville, Tennessee, this **15th** day of **June, 2015.**

HOUSTON W. HOWE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2017

_____
Notary Public

My Commission Expires: 7-03-2017