BILL GARRETT, Davidson County
Trans:T20150089981 DEEDWARR
Recvd: 10/22/15 09:14 3 pgs
Fees:18.00 Taxes:1387.50
20151022-0107423

THIS INSTRUMENT PREPARED BY:
Midtown Title, LLC
1704 Charlotte Avenue #105
Nashville, Tennessee 37203
M15-1991

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Jeffrey Ross Edelstein Marcia Edelstein 1010 16th Avenue South #301 Nashville, TN 37212	MOVEMENT MORTGAGE 841 SEAHAWK CIRCLE VIRGINIA BEACH, VA 23452	105 01 0B 301.00

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 16th day of October, 2015.

Notary Public

My Commission Expires: 10/18/16
(Affix Seal)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, We **Steven J Serra and Julie Serra, husband and wife,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Jeffrey Ross Edelstein and Marcia Edelstein, 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:

BEING a certain condominium unit situated in Davidson County, Tennessee, and further known as 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; as amended in Instrument No. 20090224-0015964; Instrument No. 20090507-0041965; Instrument No. 20090929-0090277; and in Instrument No. 20120905-0080264; as corrected in Instrument No. 20141009-0093659, 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 301.

Being the same property conveyed to Steven J. Serra and Julie Serra, husband and wife by Warranty Deed from Beverly Marsh, an unmarried woman, dated June 15, 2015, recorded June 18, 2015, of record in Instrument No. 20150618-0058235, Register's Office for Davidson County, Tennessee, and further, being the same property conveyed to Beverly Marsh, an unmarried woman by Warranty Deed from Kaitlyn Marsh Carson and Brad Carson, wife and husband, dated August 24, 2012, recorded August 28, 2012, of record in Instrument No. 20120828-0077256, Register's Office for Davidson County, Tennessee.

This is ☒ Improved OR ☐ Unimproved property located at: **1010 16th Avenue South #301, Nashville, TN 37212**

This conveyance is made subject to (1) Property taxes for the year 2016, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the

GRANTEE paying their prorated share thereof to GRANTOR who will be responsible for payment of said taxes. (2) all applicable zoning ordinances (3) utility, sewer, drainage and other easements of record, (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (5) building restrictions, and (6) other matters of public record.

This instrument is executed on behalf of Steven J. Serra, by Julie Serra pursuant to a Power of Attorney executed by Steven J. Serra on October 9, 2015, of record in Instrument No. 20151022-0107422, Register's Office for Davidson County, Tennessee. The affidavit of said Attorney in Fact is attached as Exhibit "A" to the instrument and incorporated herein by reference.

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, their heirs and assigns forever; and we do covenant with 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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this **16th** day of **October, 2015.**

GRANTOR(S)

Steven J Serra by Julie Serra his Attorney-in-Fact
Steven J Serra
By Julie Serra, His Attorney-in-Fact

Julie Serra
Julie Serra

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared Julie Serra to me known to the persons described in and who executed the foregoing instrument, and acknowledged that he/she/they executed the same for the purposes therein contained as his/her/their free Act and Deed.

Witness my hand and official seal on this the 16th day of **October, 2015.**

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

Deborah L Bissell
Notary Public
My Commission Expires:

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public in and for said County and State, the within named **Julie Serra** with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of **Steven J. Serra,** as Attorney-in-Fact, as the free Act and Deed of the said Principal(s).

Witness my hand and official seal on this the 16th day of **October, 2015.**

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

Deborah L Bissell
Notary Public
My Commission Expires:

EXHIBIT "A"
To
Warranty Deed

FROM: Steven J Serra and Julie Serra, husband and wife

TO: Jeffrey Ross Edelstein and Marcia Joy Edelstein, husband and wife

STATE OF TENNESSEE
COUNTY OF Davidson

AFFIDAVIT

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited is executed by the undersigned as Attorney-in-Fact for the principal(s) thereon shown.

2. That this execution is proper and within the scope of the Power-of-Attorney referenced in the instrument.

3. Pursuant to the provisions of *Tennessee Code Annotated*, Section 34-6-105(c), of the Uniform Durable Power of Attorney Act, the undersigned Affiant certifies that at the time of execution of said documents the Affiant had no knowledge or notice of the termination of the Power-of-Attorney, either by revocation or by the principal's death, disability, or incapacity.

Further the Affiant Saith not.

Julie Serra

Julie Serra, Affiant

Sworn to and subscribed before me this 16th day of October, 2015.

Notary Public
My Commission Expires:

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