Davidson County	DEEDWARR
Recvd: 06/17/16 13:51	3 pgs
Fees:18.00 Taxes:1794.50	
20160617-0061813	

A. C. HALL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MAY 8, 2018 (Notary Stamp)	**STATE OF TENNESSEE** **COUNTY OF** Davidson The actual consideration or value, whichever is greater, for this transfer is $485,000.00. Affiant Subscribed and sworn to before me, this 15th day of June, 2016. Notary Public My commission expires: 5-8-18

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow, LLC
547 N Mt. Juliet Road, Suite 200, Mt. Juliet, TN 37122

162698

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Gayle J. Nelson	**Gayle J. Nelson**	**104-02-0X-224.00-CO**
224 31st Avenue North	**224 31st Avenue North**	
Nashville, TN 37203-1205	**Nashville, TN 37203-1205**	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Maria Cecilia Di Pentima, unmarried

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Gayle J. Nelson, an unmarried woman

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

A certain condominium located in Davidson County, Tennessee, being Unit No. 224 of The Row at 31st Condominiums, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing The Row at 31 st Condominiums of record in Instrument Number 20030430-0057670, as corrected, supplemented and amended by that certain (i) Instrument of Correction of Master Deed for The Row at 31st Condominiums at Instrument No. 20040203-0012935, (ii) Addendum to Master Deed for The Row at 31st Condominiums at Instrument No. 20040615-0070764, (iv) Second Amendment to the Master Deed for The Row at 31 st Condominiums at Instrument No. 20040915-0111215, and (v) Third Amendment to the Master Deed for The Row at 31st Condominiums and Subordination of Deed of Trust at Instrument No. 20080425-0042359 in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all 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 thereof; said Unit being depicted on said Master Deed;

together with a percentage interest in the common elements and voting percentage as set forth in said Master Deed.

Being the same property conveyed to Maria Cecilia Di Pentima by Warranty deed from SA Group Properties, Inc of record in Instrument No. 20110524-0039603 Register's Office for Davidson County, Tennessee, dated April 26, 2011 and recorded on May 24, 2011.

This is ☑ improved ☐ unimproved property known as **224 31st Avenue North, Nashville, TN 37203.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee. **OR** Real estate taxes for all subsequent years, the current year's taxes having been previously paid (or paid at closing) and prorated between the parties herein.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 15th day of June, 2016.

Maria Cecilia Di Pentima

STATE OF TENNESSEE
COUNTY OF Wilson

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Maria Cecilia Di Pentima, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 15th day of June, 2016.

Notary Public
My Commission Expires: _____

JESSICA GRAHAM
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 05-20-2019

SolomonParks File No. 416049

SP 11/2015

True Copy Certification

I Anita L. Leach, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true correct copy of the original document executed and authenticated according to law.

Anita L. Leach

State of Tennessee/County of Wilson SS:

Personally appeared before me, Shelly M Smith, a notary public for this County and State, Anita L. Leach, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

SHELLY M SMITH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-24-2018

Shelly M Smith