THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Ste 150
Brentwood, TN 37027

CRT File No. 170311280

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $97,000.00

Affiant

Subscribed and sworn to before me, this 10th day of April, 2017.

Notary Public
My Commission Expires: 04/06/2020

HILLARY A. PATE STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON My Comm. Expires April 6, 2020

BILL GARRETT, Davidson County
Trans:T20170031074 DEEDWARR
Recvd: 04/13/17 08:34 2 pgs
Fees:13.00 Taxes:358.90
20170413-0035998

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
William Zepeda 420 Elysian Fields Nashville TN 37211	New Owner	Tax Parcel ID No. 133-14-0A-020.00-CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Michela A. Mameli n/k/a Michela A. Mameli Prestia, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **William Zepeda, a married man,** ("Grantee"), his successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A certain condominium located in Davidson County, Tennessee, being Unit No. A-20 of The Village of Grassmere formerly Oakcrest Condominiums created under Title 64, Sections 2701 et seq., as amended, Tennessee Code Annotated as shown on plat of record in Plat Book 5200, Page 413, as established under Master Deed of record in Book 5884, Page 960 and amended and restated in Book 9559, Page 939, Instrument No. 1999123-09959939 and Instrument No. 20041102-0131823 and Instrument No. 20060630-00786787, and further amended in Instrument No. 20070301-0025595 in the Register's Office, Davidson County, Tennessee, to which master deed reference is hereby made for a more particular description of said unit.

Being the same property conveyed to Michela A. Mameli, unmarried by Warranty deed from Grassmere Development Company, LLC of record in Instrument No. 20070501-0051912 Register's Office for Davidson County, Tennessee, dated April 27, 2007 and recorded on May 01, 2007.

Grantor warrants that she has never lived in the subject property as a married person and that the subject property is not subject to any marital rights therein.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2017, a lien not yet due and payable.

Subject to all matters shown on the Plan of Oakcrest Condominium of record in Plat Book 5200, Page 413, Register's Office of 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 Village At Grassmere f/k/a Oakcrest Condominiums of record in Book 5884, page 960, as amended in Book 9559, page 939, Instrument No. 19941230-9559939, Instrument No. 1999123-09959939, Instrument No. 20041102-0131823, Instrument No. 20060630-0078687, and as amended and restated in Instrument No. 20070301-0025595, Register's Office for Davidson County, Tennessee.

By-Laws for Oakcrest Condominium and Oakcrest Condominium Association, Inc. appended to the aforementioned Master Deed as Exhibit "B", of record in Book 5884, Page 996, Register's Office for Davidson County, Tennessee.

Charter of Oakcrest Condominium Association, Inc. of record in Book 5860, Page 930, Register's Office for Davidson County, Tennessee.

Lease Agreements of record in Book 11578, Page 203, Instrument No. 20000517-0049769, Instrument Number 20061024-0131561, Instrument Number 20061024-0131560, Register's Office for Davidson County, Tennessee.

Storm Water Detention Agreement of record in Book 7233, Page 802, in the Register's Office for Davidson County, Tennessee.

This is improved property located at 420 Elysian Fields Nashville TN 37211

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular 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 10th day of April, 2017.

Michela A. Mameli Prestia

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Michela A. Mameli Prestia, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 10th day of April, 2017.

Notary Public
My Commission Expires: _____

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES MARCH 25, 2018