# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $92,000.00.

Stephenie Done
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20TH DAY OF APRIL, 2017.

Melissa Jansen
Notary Public

MY COMMISSION EXPIRES: 3/8/21
(AFFIX SEAL)

MELISSA JANSEN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 03-08-2021

Y-KW-17-515

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) |
|---|---|---|
| **John Patrone** | **New Owner** | |
| (NAME) | (NAME) | **090-11-0A-132.00-CO** |
| **515 Basswood Avenue N132** | | |
| (ADDRESS) | (ADDRESS) | |
| **Nashville, TN 37209** | | |
| (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, **CHARLES MICHAEL DEMOSS, AN UNMARRIED MAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JOHN PATRONE, AN UNMARRIED MAN,** 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:

A certain condominium located in Davidson County, Tennessee, being Unit No. 132 of Rock Harbor 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 Rock Harbor Condominiums of record in Book 6153, Page 421, amended in Book 6162, Page 251, Book 7369, Page 206, Book 9355, Page 210, 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 Charles Michael DeMoss, an unmarried individual by Warranty deed from David Martin, an unmarried individual of record in Instrument No. 20111005-0077138 Register's Office for Davidson County, Tennessee, dated September 30, 2011 and recorded on October 05, 2011.

This conveyance is subject to:
• 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 Rock Harbor Condominiums of record in Book 6153, Page 421, amended in Book 6162, page 251, Book 7369, page 206, Instrument No. 20060712-0083758 and in Instrument No. 20100121-0005427, Register's Office for Davidson County, Tennessee.
• Charter for HOA in Book 6145, page 762, Register's Office for Davidson County, Tennessee.
• By-Laws in Book 6153, page 448 amended in Book 6896, page 661, Register's Office for Davidson County Tennessee.
• Water main easement in Book 4664, page 21, Register's Office for Davidson County, Tennessee.
• Flowage easement to USA in Book 2147, page 42 and Book 4196, page 206, Register's Office for Davidson County, Tennessee.
• Lease to Home Coin Laundaries in Book 4726, page 568 and Book 5114, page 37, Register's Office for Davidson County, Tennessee.
• All matters shown on the Plan of record in Book 4460, page 71, Register's Office for Davidson County, Tennessee.

BILL GARRETT, Davidson County
Trans:T20170035236 DEEDWARR
Recvd: 04/26/17 13:06 2 pgs
Fees:13.00 Taxes:340.40



20170426-0041010

- Deed of common elements in Book 6162, page 251, amended in Book 6896, page 166,Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **515 Basswood Avenue N132 , Nashville, Tennessee 37209**.

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 20TH DAY OF APRIL, 2017.

Charles Michael DeMoss

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CHARLES MICHAEL DEMOSS, 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 20th of April, 2017.

Notary Public
My Commission Expires: 8/20/19
(SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

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