WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170035480 DEEDWARR
Recvd: 04/27/17 09:53 2 pgs
Fees:13.00 Taxes:333.00

20170427-0041310

P-RP-17-510

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $90,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF APRIL, 2017.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

DANA DELWORTH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2020

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)
Kevin Alexandroni and Theresa Alexandroni	new owner	
(NAME)	(NAME)	**093-01-0A-269.00-CO**
510 Gay Street, Unit 1014		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37219		
(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, **WILLIAM BYRGE, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **KEVIN ALEXANDRONI AND WIFE, THERESA ALEXANDRONI,** 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:

Being Unit 1014 as more particularly described in that certain Master Deed for Capitol Towers, of record in Book 8607, page 417, Register's Office for Davidson County, Tennessee, to which Master Deed reference is made for a more complete and accurate description.

Being the same property conveyed to William Byrge by Warranty deed from Capitol Towers Limited, a Tennessee limited partnership of record in Book 8914, page 213, Register's Office for Davidson County, Tennessee, dated April 07, 1993 and recorded on April 12, 1993.

This conveyance is subject to:
- All matters shown on Plan of record in Plat Book 2663, Pages 120 and 121, which voids, vacates and supercedes the Plan of Record in Book 2663, Pagess 35 and 36;
- All matters shown on Plan of record in Plat Book 7900, Page 345, as amended in Book 9700, Page 682;
- Covenants, Conditions and Restrictions of record in Book 2735, Page 473 and Book 2883, Page 312;
- Master Deed establishing a Horizontal Property Regime of Capitol Towers of record in Book 8607, Page 417, as amended in Book 11072, Page 626;
- Charter of Capitol Towers Condominium Association of record in Book 8607, Page 440 and Book 8608, page 843;
- By-Laws of record in Book 8607, Page 445;
- Grant of Easement of record in Instrument No. 20130517-0050049;
- Quitclaim Deed of record in Book 8710, Page 734;
- Short Form Lease of record in Book 8607, Page 414;
- Collateral Assignment of Subleases, Assessments and Lien for Assessments of record in Book 8607, Page 472;
- Restrictions of record in Book 8914, Page 213, Register's Office for Davidson County, Tennessee; and
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **510 Gay Street, Unit 1014, Nashville, Tennessee 37219**.

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 25th DAY OF APRIL, 2017.

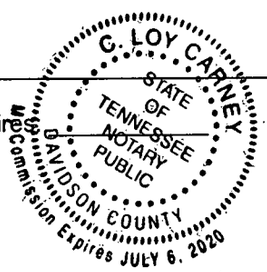
×William Byrge
William Byrge

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, WILLIAM BYRGE, 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/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 25th of April, 2017.

C. Loy Carney
Notary Public
My Commission Expires
(SEAL)



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