WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $130,000.00

Christy Jones
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th day of April, 2017.

Notary Public

MY COMMISSION EXPIRES: 07/08/19

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Smart Title & Escrow, LLC, 256 Seaboard Lane, Suite D-101, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Joseph Amato	NEW OWNER	093-01-0-A-251.00
(NAME)	(NAME)	
510 Gay Street, Unit 912		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37219		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Judith R. Struksnes, an unmarried woman, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Joseph Amato, an unmarried man, , 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:

A certain condominium apartment in Davidson County, Tennessee, described as Unit No. 912, Capital Towers, A Condominium, a Horizontal Property Regime located on Gay Street, Davidson County, Tennessee, as shown on the Plat of Capital Towers Condominium apartments, recorded in Plat Book 7900, Page 345; Book 9700, Page 682; and Book 2663, Pages 120 and 121, said Register's Office, and described in a Master Deed recorded in Book 8607, Page 417 and amended in Book 11072, Page 626, said Register's Office, 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 Capital Towers, Condominium Apartments contained in the Master Deed recorded in Book 8607, Page 417 and amended in Book 11072, Page 626, and By-Laws recorded in Book 2883, Page 312, Register's Office for Davidson County, Tennessee, are incorporated in this deed by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to Judith R. Struksnes by Warranty Deed from Lee Peterson and Cindy Peterson d/b/a L & C Properties of record in Instrument No. 20140812-0072807 Register's Office for Davidson County, Tennessee, dated August 11, 2014 and recorded on August 12, 2014.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

unimproved ☐

This is improved ☑ property, known as 510 Gay Street, Unit 912, Nashville, TN 37219
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. 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.

BILL GARRETT, Davidson County
Trans:T20170036045 DEEDWARR
Recvd: 04/28/17 12:48 2 pgs
Fees:13.00 Taxes:481.00
20170428-0041974

Witness my hand this 7th day of April, 2017.

Judith R. Struksnes

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 7th day of April, 2017, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Judith R. Struksnes**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

WITNESS my hand and Notary Seal at office the day and year ~~above~~ written.

My Commission Expires:
07-08-19

Notary Public

BRANYAN
State of Tennessee Notary Public
Davidson County
My Commission Expires 07/08/2019