WARRANTY DEED

RETURN TO
GREATER NASHVILLE
TITLE & CLOSING CO.
200 MADISON STREET
MADISON, TN 37115

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $50,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of July, 2017.

Notary Public

MY COMMISSION EXPIRES: 1-9-18

(AFFIX SEAL)

DEANIE L. GREGORY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
DEANIE L. GREGORY, ATTORNEY-AT-LAW

Greater Nashville Title and Closing Company, 200 Madison Street, Madison, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
New Life Real Estate, LLC	New Life Real Estate, LLC	090110a02100co
(NAME)	(NAME)	
803 Stewart Valley Drive		
(ADDRESS)	(ADDRESS)	
Smyrna, TN 37167	, TN	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20170066459 DEEDWARR
Recvd: 08/02/17 12:55 2 pgs
Fees:13.00 Taxes:185.00
20170802-0078694

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, ANNA MARIA ELIZABETH CAIAZZA, devisee under the Last Will and Testatement of John Thomas Harvey, Jr., deceased , HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO NEW LIFE REAL ESTATE, LLC, HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

REAL PROPERTY IN **DAVIDSON COUNTY, TENNESSEE,** being Unit No. B-21 as shown on the Plan of **Rock Harbor Condominiums** of record in Book 6153, which plan appears at pages 463-466 thereof, recorded in the Register's Office for Davidson County, Tennessee, together with an undivided interest in and to the common areas appurtenant thereto as more specifically described in the Master Deed and By-Laws establishing the Horizontal Property Regime of **Rock Harbor Condominium Association** of record in Book 6153, Pages 421-471, Register's Office for Davidson County, Tennessee, which Master Deed was restated and included Developer's Report and Engineer's Letter recorded in Book 6162, Pages 251-270, said Register's Office. Second Amendment to Master Deed and Restated Master Deed, Developer's Report and Engineer's Report and Letter are of record in Book 7369, Pages 206-207, said Register's Office.

Being the same property conveyed to John Thomas Harvey, Jr. by Special Warranty Deed from First American National Bank which deed is dated March 8, 1991 and recorded in Book 8307, Pages 783-787 in the Register's Office for Davidson County, Tennessee. The said John Thomas Harvey, Jr. having died testate on October 17, 2016, devised his estate to Anna Maria Elizabeth Caiazza. The Last Will and Testament of John Thomas Harvey, Jr. is probated in the Circuit Court of Davidson County, Tennessee Probate Division under Case No. 16P2154.

THIS CONVEYANCE IS MADE SUBJECT TO PROPERTY TAXES FOR 2017 AND SUBSEQUENT YEARS; FURTHER SUBJECT TO THE TERMS, CONDITIONS AND OBLIGATIONS SET FORTH IN THE MASTER DEED AND BY-LAWS FOR ROCK HARBOR CONDOMINIUM ASSOCIATION OF RECORD IN BOOK 6153, PAGES 421-471, SAID REGISTER'S OFFICE, WHICH MASTER WAS RESTATED AND INCLUDED DEVELOPERS REPORT AND ENGINEER'S LETTER AS RECORDED IN BOOK 6162, PAGES 251-270, SAID REGISTER'S OFFICE. SAID MASTER DEED WAS FURTHER AMENDED AND RESTATED BY SECOND AMENDMENT THERETO WITH DEVELOPER'S REPORT AND ENGINEER'S LETTER RECORDED IN BOOK 7369, PAGES 206-207, SAID REGISTER'S OFFICE; FURTHER SUBJECT TO THE BY-LAWS OF ROCK HARBOR CONDOMINIUM ASSOCIATION WHICH APPEAR AS EXHIBIT "B" AT PAGES 448-471 OF SAID MASTER DEED, WHICH BY-LAWS WERE AMENDED IN BOOK 6896, PAGES 661-662 AND FURTHER AMENDED BY INSTRUMENT OF RECORD AS 20060712-0083758 AND FURTHER AMENDED BY INSTRUMENT OF RECORD AS 20100121-0005427, SAID REGISTER'S OFFICE; FURTHER SUBJECT TO EASEMENTS OF RECORD AND/OR EASEMENTS THAT WOULD BE MADE VISIBLE BY AN INSPECTION OF THE PREMISES.

unimproved ☐

This is improved ☑ property, known as 515 Basswood Drive, Condominium B-21, Nashville, TN 37209
(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 GRANTEE, its successors and assigns forever; and I do covenant with the said GRANTEE that I am 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 I do further covenant and bind myself, my, heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, its successors 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 hand this 31st day of July, 2017.

Anna Maria Elizabeth Caiazza

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 31st day of July, 2017, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Anna Maria Elizabeth Caiazza**, 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:
January 09, 2018

Notary Public, Deanie Gregory

DEANIE L. GREGORY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Return To:

DEANIE L. GREGORY, ATTORNEY-AT-LAW

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Madison, TN 37115