Bill Garrett Davidson County
Batch# 308 DEEDWARR
09/12/2017 09:54:32 AM 2 pgs
Fees: $13.00 Taxes: $1,307.95

20170912-0093195

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $353,500.00

Affiant

Subscribed and sworn to before me, this 8th day of September, 2017.

Notary Public

My commission expires: 7/6/20

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

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4751 TROUSDALE DRIVE, STE 111
NASHVILLE, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Cameron P. Koziarz **Michelle R. Dillon**	new owners	**072140X00200CO**
17B Belle Forrest Avenue		
Nashville, TN 37206		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Alec C. Zavattaro and Allison S. Zavattaro (formerly known as Allison C. Shropshire), husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Cameron P. Koziarz and Michelle R. Dillon, both unmarried as

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:

Land in Davidson County, Tennessee, being Unit B of Belle Forrest Cottages, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for Belle Forrest Cottages, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20140730-0067965, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Belle Forrest Cottages a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20140730-0067965, and Bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being the same property conveyed to Allison C. Shropshire, unmarried and Alec C. Zavattaro, unmarried, by Warranty Deed from Nashville Building Group, LLC, dated August 31, 2015, of record in Instrument No. 20150904-0090363, Register's Office for Davidson County, Tennessee. Allison C. Shropshire and Alec C. Zavattaro having since married. Allison C. Shropshire is now known as Allison S. Zavattaro.

THIS CONVEYANCE IS MADI

All matters as shown on the plat of record in Plat Book 1424, page 73, Instrument No. 20140730-0067965, Register's Office for Davidson County, TN, including any and all revisions, corrections and/or amendments thereto of record.

Restrictions of record in Instrument No. 20140730-0067965, said Register's Office.

Bylaws of record in Instrument No. 20140730-0067965, said Register's Office.

Charter of Belle Forrest Cottages Corporation of record in Instrument No. 20140911-0083308, said Register's Office.

Easements of record in Book 4084, Page 617, Instrument No. 20140114-0003779, said Register's Office.

This is improved (__X__) unimproved (_____) property known as 17B Belle Forrest Avenue, Nashville, TN 37206.

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 in 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.

Witness my/our hand(s) this 8th day of September, 2017.

Allison S. Zavattaro

Alec C. Zavattaro

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Allison S. Zavattaro and Alec C. Zavattaro, the within named Grantor(s), 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, at office, this 8th day of September, 2017.

J. ANDREW WILEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

NOTARY PUBLIC

My Commission Expires: DEC 27 2017

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: B-KW-17-17B