Bill Garrett Davidson County
Batch# 12864 DEEDWARR
10/12/2017 01:12:19 PM 2 pgs
Fees: $13.00 Taxes: $4,773.00
20171012-0104732

Prepared By and Return to:
Regal Title, LLC
125 N Church St
Murfreesboro, TN 37130

File Number: 1708353

State of Tennessee
County of Davidson
The actual consideration or value, whichever is greater, for this transfer is $1,290,000.00.

Affiant

Subscribed and sworn to before me, this 5th day of October, 2017.

Notary Public
My Commission Expires: 6/19/18

Warranty Deed

Address of New Owner(s):	Send Tax Bills To:	Map/Parcel Number:
Malcolm Clark, Jr and Sherrie Clark	new owner	093090CO5800CO
1212 Laurel St, Apt. 801		
Nashville, TN 37023		

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Jorge Tarajano and Gina Tarajano, husband and wife, hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to Malcolm Clark, Jr and Sherrie Clark, husband and wife, hereinafter called the Grantee(s), their successors and assigns, a certain tract or parcel of land in Davidson County, State of TN, described as follows: to-wit:

A certain condominium located in Davidson County, Tennessee, being Unit 801 of Twelve Twelve, a Condominium, a Condominium Development established pursuant to the provision of the Tennessee Condominium Act of 2008 as the same is set out in Section 66-27-201, et seq. of the Tennessee Code Annotated, under the Declaration of Condominium establishing Twelve Twelve of record in Instrument Number 20140718-0063781, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the Bylaws 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 Exhibit B to said Declaration; together with a percentage interest in the common elements and voting percentage as set forth in Exhibit F to said Declaration.

Being the same property conveyed to Jorge Tarajano and Gina Tarajano, husband and wife, by Special Warranty Deed, from Laurel Property LLC, a Delaware limited liability company, dated June 11, 2015, of record in Instrument No. 20150612-0056037, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is __X__improved ___unimproved property known as 1212 Laurel St, Apt. 801, Nashville, TN 37023.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 5th day of October, 2017.

Jorge Tarajano

Gina Tarajano

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Jorge Tarajano and Gina Tarajano with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that (s)he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, TN, this 5th day of October, 2017.

Notary Public at Large
My Commission Expires: 11/17/19