PREPARED BY ~~(AND RETURN TO):~~

Bill Garrett Davidson County
Batch# 22273 DEEDWARR
11/06/2017 09:33:49 AM 2 pgs
Fees: $13.00 Taxes: $1,720.50
20171106-0113501

*Wilkins & Ivey, Attys.*

*Attorneys at Law*
Woodmont Centre, Suite 100
104 Woodmont Blvd.
Nashville, TN 37205
*Phone (615) 298-3312 - Fax (615) 292-8746*
*Email*

Christy Wilkins Ivey

*Percy Wilkins, Jr. (retired)*

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: R-RES-17-0214

W & I Ref: (RF) Title No.: 59224
Dav. Co. File: Box 8

| ADDRESS NEW OWNER: | RESPONSIBLE FOR TAX PAYMENT: |
|---|---|
| Marjan Rafat<br>Matthew J. Nielson<br>214 31st Ave. N.<br>Nashville, TN 37203 | new owner |

**TAX MAP PARCEL NUMBERS:** 104020X21400

# *WARRANTY DEED*

**FOR AND IN CONSIDERATION** of the sum of **$465,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Nancy Lane, an unmarried woman**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Marjan Rafat and Matthew J. Nielson, wife and husband**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Unit No. 214 together with appurtenant interest in the common elements of The Row at 31st Condominiums, a horizontal property regime established by Master Deed, of record in Instrument No. 20030430-0057670, corrected in Instrument No. 20040203-0012935, Instrument No. 20040206-0014724, amended in Instrument No. 20040615-0070764 and in Instrument No. 20040915-0111215, and Document No. 20080425-0042359, Document No. 20130204-0011323, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit "B" to the aforementioned Master Deed.

Being the same property conveyed to Nancy Lane, an unmarried woman by Warranty Deed from Carolyn N. Presley N/K/A Carolyn N. Hamby, married, dated July 21, 2015 and recorded on July 23, 2015 of record in Instrument No. 20150723-0072424, Register's Office for Davidson County, Tennessee.

Description Reference: Described from information contained in recorded condominium documents.

This conveyance is subject to: Taxes for 2018, and subsequent years; The Plan, with Owner's Certificate, of record shown on Exhibit "B" in Instrument No. 20030430-0057670 corrected in Instrument No. 20040203-012935, Instrument No. 20040915-0111215, Instrument No. 20040615-0070764, Instrument No. 20040206-0014724, Instrument No. 20080425-0042359, and Instrument No. 20130204-0011323, said Register's Office, which Plan shows minimum building set back lines and easements and to which Plan reference is hereby made for a more complete description. The provisions of the condominium Master Deed of record in Instrument No. 20030430-0057670 corrected in Instrument No. 20040203-012935, Instrument No. 20040915-0111215, Instrument No. 20040615-0070764, Instrument No. 20040206-0014724, Instrument No. 20080425-0042359, and Instrument No. 20130204-0011323, said Register's Office, which submits said property to a Horizontal Property Regime pursuant to the provisions of the Tennessee Horizontal Property Act and sets forth restrictions, assessment, liens and other matters.

**This is improved property, known as 214 31st Avenue North, Nashville, TN 37203**

**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, Grantee's heirs or assigns, forever.

**GRANTOR COVENANTS** with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

**GRANTOR FURTHER COVENANTS** and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

**WITNESS THE EXECUTION HEREOF** this 31st day of October, 2017.

Nancy Lane

**Nancy Lane**

**State of** MA

**County of** Middlesex

On this 31 day of Oct, 2017, before me the undersigned authority, personally appeared Nancy Lane, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

THOMAS E. WOLF
Notary Public, Commonwealth of Massachusetts
My Commission Expires April 13, 2023

Notary

My Commission Expires:

THOMAS E. WOLF
MY COMMISSION EXPIRES APRIL 13, 2023
NOTARY PUBLIC
COMMONWEALTH OF MASSACHUSETTS

**State of** Tennessee

**County of** Davidson

**AFFIDAVIT**

The undersigned declares under oath that the actual consider or value, whichever is greater, for this transfer is: $465,000.00.

Affiant

Sworn and subscribed before me this 1st day of November, 2017.

Notary

My Commission Expires: 7/6/20

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