Bill Garrett Davidson County
Batch# 71702 DEEDWARR
03/21/2018 01:51:24 PM 2 pgs
Fees $13.00 Taxes: $614.20
20180321-0026785

WARRANTY DEED



State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$166,000.00.**

dana edwards
Affiant

Subscribed and sworn to before me, this the 15th day of March, 2018.

Notary Public

My commission expires:_____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Mandelyn Monchick	new owner	**Map 105-10-0-A Parcel 313.00co**
2020 Beech Avenue, C18		
Nashville, Tennessee 37204		

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

Jane Zerface, a married woman

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

Mandelyn Monchick, unmarried woman

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:

Being a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. C-18 of the Beechtree Condominiums, a horizontal property regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed for Beechtree Condominiums, of record in Book 11174, Page 284, and as amended by First Amendment, of record in Book 11680, Page 193, and further amended in Instrument No. 20151016-0105285, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, of record in Book 11174, Page 328, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the plan of Beechtree Condominiums, as shown on the Exhibit Map to the First Amendment to the Master Deed, of record in Book 11680, Page 193, said Register's Office, for a more complete identification and description of such Unit.

Being the same property conveyed to Jane Zerface, by Deed dated February 27, 2006 from Christina Lee Martin, unmarried, of record in Instrument No. 20060314-0029231, Register's Office for Davidson County, Tennessee.

The property conveyed herein is not the place of residence of the Grantor's spouse.

The conveyance of the above described parcel of land is subject to the following: (1) The Plan of record as set out on Exhibit "E" to the First Amendment to the Master Deed in Book 11680, Page 193, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. (2) The Premises herein insured is a condominium apartment established pursuant to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to 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 building thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Beechtree Condominiums, of record in Book 11174, Page 284, and as amended in Book 11680, Page 193, and Instrument No. 20151016-0105285, said Register's Office. (3) By-Laws of Beechtree Homeowners' Association, Inc. of record in Book 11174, Page 328, Register's Office for Davidson County, Tennessee. (4) Charter of Beechtree Condominium Owners' Association, Inc. of record in Book 11163, Page 16, Register's Office for Davidson County, Tennessee. (5) All matters shown on the Plan of record in Plat Book 332, Page 130, said Register's Office. (6) Deed of Easement to the City of Nashville of record in Book 3183, Page 65, said Register's Office. (7) Conveyance of open space to Beechtree Condominium Owners' Association, Inc., of record in Instrument No. 20041230-0155036, said Register's Office. (8) Grant of Easement to Comcast of Nashville I, LLC of record in Instrument No. 20090930-0090862, said Register's Office. (9) Taxes for the current year which have been prorated and assumed by the Grantee herein and subsequent years, not yet due and payable.

This is improved (__X__) Unimproved (____) property, known as **2020 Beech Avenue, C18, Nashville, Tennessee 37204**

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 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.

Witness my/our hand(s) this **15th** day of **March, 2018.**

Jane Zerface

Jane Zerface

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Jane Zerface,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **15th** day of **March, 2018.**

Notary Public

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 1/17/21

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: W-P-18-2020