THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd, Ste 203A
Nashville, TN 37215

CRT File No. 180315213

Bill Garrett Davidson County
Batch# 73144 **DEEDWARR**
03/26/2018 11:45:10 AM 2 pgs
Fees: $13.00 Taxes: $1,184.00

20180326-0028125

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $320,000.00.

Affiant

Subscribed and sworn to before me, this 23rd day of March, 2018.

Notary Public
My Commission Expires: 12/12/20

AMANDA MINOR NOTARY PUBLIC TENNESSEE COUNTY OF WILLIAMSON

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Amanda Rita Romano 800 WOODLAND ST #205 Nashville TN 37206-3756	New Owner	Tax Parcel ID No. 082160E01600CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Emily B. Warren, a single woman** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Amanda Rita Romano, unmarried**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A certain Condominium Unit in Davidson County, Tennessee, being Unit No. 205, together with Parking Space #10 and the appurtenant interest in the common elements of City View Lofts Condominiums, a horizontal property regime established by Master Deed, recorded as Instrument No. 20020905-0107488, Register's Office for Davidson County, Tennessee, as amended by first amendment to Master Deed for City View Lofts Condominiums recorded as Instrument No. 20030826-0123605 and Further Amended at Instrument No. 20110321-0021996, said Unit being depicted on the Condominium site plan attached as Exhibit D to the aforementioned Master Deed and being located upon Lot No. 1 on the Plan of City View Lofts recorded as Instrument No. 20020828-0104026, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Emily B. Warren, a single woman by Warranty Deed from Mary Fran Stanley Parker, married, recorded on the 31st day of May, 2013 in Instrument No. 20130531-0054796, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2018 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of P.U.D. BOUNDARY PLAT OF CITY VIEW LOFTS, as recorded in Instrument No. 20020828-0104026.

Covenants, Conditions and Restrictions as set forth in Covenants, Conditions and Restrictions recorded in Instrument Nos. 20010529-0055279, 20010529-0055280, 20020905-0107487 and 20030826-0123606.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing CITY VIEW LOFTS Condominium of record in Instrument No. 20020905-0107488, as amended by instrument(s) of record in Instrument Nos. 20030826-0123605 and 20110321-0021996.

Charter of City View Lofts Condominium Association, Inc. recorded at Instrument Nos. 20041014-0124079 and 20021209-0151118.

This is improved property located at 800 WOODLAND ST #205 Nashville, TN 37206-3756.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 23rd day of March, 2018.

Emily B. Warren by Kelly Dougherty, attorney in fact

Emily B. Warren
By: Kelly Dougherty, Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Kelly Dougherty,** with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the **Attorney-in-fact for Emily B. Warren,** of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 23rd day of March, 2018.

Notary Public

My Commission Expires: _____

SHIRA KINGREY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 7, 2021