Bill Garrett Davidson County
Batch# 94749 DEEDWARR
05/21/2018 01:04:29 PM 2 pgs
Fees: $13.00 Taxes: $1,313.13
20180521-0048439

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $354,900.00.

KCW
Affiant

Subscribed and sworn to before me, this the 18th day of May, 2018.

Janderson
Notary Public

My commission expires: _____

THIS INSTRUMENT WAS PREPARED BY
Windmill Title, LLC
7103 Bakers Bridge Ave., Ste 103
Brentwood, TN 37027
Phone: (615) 613-0483

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Information for Reference Purposes:
Jason Puccio	New owner	**083-13-0C-015.00-CO**
203 South 11th Street		
Nashville, TN 37206		

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

Michael Worner, an unmarried man, and Marc Harnly, an unmarried man

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Jason Puccio, unmarried

HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain condominium located in Davidson County, Tennessee, being Unit No. 203A of MC3, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing MC3 of record in Instrument Number 20070628-0077498, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws 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 "A" to said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in Exhibit "B (ByLaws) Section 6" to said Master Deed.

Included in the description of this Unit 203A is the private garage adjacent to Unit 201 on Exhibit A to said Master Deed, which is labeled with on the attached copy of the said Exhibit A, and which is reserved for the exclusive use of the owner of this Unit 203A.

Being the same property conveyed to Michael Worner, unmarried and Marc Harnly, unmarried, as joints tenants with common law rights of survivorship by Warranty deed from Martin Corner, a Tennesse General Partnership of record in Instrument No. 20110119-0005090 Register's Office for Davidson County, Tennessee, dated January 13, 2011 and recorded on January 19, 2011 and Scrivener's Affidavit recorded in Instrument No. 20110228-0016099.

This conveyance is subject to all recorded declarations, covenants, conditions, restrictions, planning documents and easements of public record in said Register's Office, all applicable governmental and zoning regulations, and a lien for taxes for the current year, which have been prorated and assumed by Grantee.

This is improved (____) unimproved (____) property known as 203 South 11th Street, 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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 HANDS EFFECTIVE AS OF 18th day of May, 2018:

Michael Worner

Marc Harnly by Michael Worner, as attorney-in-fact

Marc Harnly by Michael Worner, as attorney in fact

STATE OF TENNESSEE	)	**INDIVIDUAL**
	)	**ACKNOWLEDGEMENT**
COUNTY OF WILLIAMSON	)	

Personally appeared before me, a Notary Public of said County and State, Michael Worner, 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 the 18th day of May, 2018.

SUSAN M. CARROLL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires JULY 8, 2019

My Commission Expires: July 8, 2019

Notary Public

STATE OF TENNESSEE	)	**ACKNOWLEDGEMENT FOR**
	)	**SIGNATURE MADE BY**
COUNTY OF WILLIAMSON	)	**ATTORNEY-IN-FACT**

Personally appeared before me, a Notary Public of said County and State, Michael Worner, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who upon oath, acknowledged himself/herself to be the attorney-in-fact for Marc Harnley ("Principal"), the within named grantor, and that he/she executed the within instrument for the purposes therein contained by signing his/her name on behalf of Principal as the attorney-in-fact.

SUSAN M. CARROLL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires JULY 8, 2019

Witness my hand, at office, this the 18th day of May, 2018.

My Commission Expires: July 8, 2019

Notary Public

20181209R