Bill Garrett Davidson County
Batch# 103733 DEEDWARR
06/12/2018 03:22:30 PM 3 pgs
Fees: $18.00 Taxes: $1,840.75
20180612-0056523

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $497,500.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 30th day of May, 2018.

NOTARY PUBLIC

My commission expires: 5-2021

JESSICA SPARNELL STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

THIS INSTRUMENT PREPARED BY

Birthright Title, LLC
2734 N. Mt. Juliet Road
Mt. Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Carlos Rotellar and Mary Jane Mazzoni, and Monica Joan Rotellar	NEW OWNER	082050I00100C00
(NAME)	(NAME)	
1726 4th Avenue North		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208		

Warranty Deed

For and in Consideration of the sum of $497,500.00 cash in hand paid by the hereinafter named grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we **Jason D. Preston and Betsy Leigh Jones n/k/a Betsy Jones Preston, husband and wife,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Carlos Rotellar and wife, Mary Jane Mazzoni and Monica Joan Rotellar, unmarried, as joint tenants with the right of survivorship**, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. A of The Plan of 1726 4th Avenue North Townhomes, a Horizontal Property Regime with Private Elements, as shown on Exhibit "B" of 1726 4th Avenue North Townhomes of record in Instrument No. 20 I 30325-0029185, First Amended and Restated Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20130424-0040869, Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

This conveyance is made subject 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 By-Laws and Charter for the administration thereof, and is subject to easements, rights and interests 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 and options, burdens, Assessments and other undertakings contained in the Master Deed of record in Instrument Number 20130325-0029185, First Amended and Restated Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20130424-0040869, Register's Office for Davidson County, Tennessee.

Being the same proeprty conveyed to Jason D. Preston and Betsy Leigh Jones, husband and wife by deed from Aerial Investment Properties, LLC, a Tennessee limited liability company, dated September 27, 2013 and recorded as Instrument No. 20131007-0104954, Register's Office for Davidson County, Tennessee. Betsy Leigh Jones having since changed her name to Betsy Jones Preston.

This property is **improved** property known as: 1726 4th Avenue North, Nashville, TN 37208.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated.

Witness our hands this 30th day of May, 2018.

Jason D. Preston

Betsy Leigh Jones n/k/a Betsy Jones Preston

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jason D. Preston and Betsy Jones Preston, the herein bargainor, 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, this the 30th day of May, 2018.

Notary Public
My Commission Expires: 5-2019

JESSICA SPARNELL
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

After Recording Return to:
Birthright Title, LLC
2734 N. Mt. Juliet Road
Mt. Juliet, TN 37122

True Copy Certification

I, **Jessica Sparnell**, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for the registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Jessica Sparnell

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, **Morgan O'Neill**, a notary public for this county and state, **Jessica Sparnell** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature
My Commission Expires: 3-27-18
Notary's Seal (if on paper)

