PREPARED BY: RETURN TO:

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)
The actual value or consideration, whichever is greater, for this transfer is $361,500.00.

Affiant

Sworn to and subscribed before me this 2nd day of July, 2018.

Notary Public
My Commission Expires: 1-6-20

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

Bill Garrett Davidson County
Batch# 113077 DEEDWARR
07/06/2018 10:41:16 AM 2 pgs
Fees: $13.00 Taxes: $1,337.55

20180706-0065543

THIS INSTRUMENT PREPARED BY:
PURYEAR, NEWMAN & MORTON, PLLC
130 Fourth Avenue South; P. O. Box 40, Franklin, Tennessee 37065
Telephone (615) 790-2444; Facsimile (615) 790-2951

WARRANTY DEED

Address of Owners	Address of Property	Send Tax Bills To	Map-Parcel Nos.
James Alfieri and Anna M. Alfieri	2057 Lombardy Avenue	Owner	MAP 117-07-0J
2057 Lombardy Avenue			PAR 022.00-CO
Nashville, TN 37215	Nashville, TN 37215		

FOR AND IN CONSIDERATION of the sum of One and 0/100 ($1.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby expressly acknowledged, I, **Leigh M. Howard, unmarried,** (Grantor), have bargained and sold and by these presents do hereby transfer and convey unto **James Alfieri and Anna M. Alfieri, husband and wife** (Grantees), their successors and assigns, the following described tracts or parcel of land situated in Davidson County, Tennessee, to-wit:

Being Unit No. 2057 of the Kingsbridge Condominiums, a Horizontal Property Regime established pursuant to the provisions of the Tennessee Horizontal Property Act (Tennessee Code Annotated Sections 66-27-101 through 66-27-123; herein referred to as the "Act") and the provisions of the Master Deed of the Kingsbridge Condominiums of record in Book 7105, Page 777, as amended in Book 7457, Page 15, Register's Office for Davidson County, Tennessee, to which Master Deed reference is hereby made for a more complete legal description.

Being the same property conveyed to Leigh M. Howard, unmarried by Warranty deed from J. Scott Watkins and Kathryn L. Watkins, husband and wife of record in Instrument No. 20140717-0063502 Register's Office for Davidson County, Tennessee, dated July 15, 2014 and recorded on July 17, 2014. (Value of consideration shown in aforementioned deed $295,000.00.) Being also known as 2057 Lombardy Avenue Nashville, Tennessee 37215.

TO HAVE AND TO HOLD said tracts or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their successors and assigns, forever.

And Grantor covenants with the said Grantees that she is lawfully seized and possessed of said land in fee simple, has a good and lawful right to sell and convey it, and that it is free from any lien or encumbrance whatsoever with the following exceptions:

Taxes for the year 2018, a lien not yet due and payable.
The premises herein insured is a condominium apartment established pursuant to 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 the 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 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 Kingsbridge Condominiums of record in Book 7105, Page 777, and amended in Book 7457, Page 15, Register's Office for Davidson County, Tennessee.
Amendment to By-Laws of record in Book 9539, Page 564, and Instrument Number 20051116-0138698, in the Register's Office for Davidson County, Tennessee.
Charter of record in Book 7182, Page 216, Book 7182, page 221, Book 7817, page 947 and Book 7912, page 543, in the Register's Office for Davidson County, Tennessee.
Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.
Subject to rights of others in and to the common areas and/or elements.

And Grantor does further covenant and bind herself, hers heirs and assigns, to warrant and defend the title to said land to the said Grantees, their successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this the 2nd day of July, 2018.

Leigh M. Howard

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, Christine Maroon, the undersigned, a Notary Public, in and for said State and County, **Leigh M. Howard, unmarried,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Franklin, Tennessee, this the 2nd day of July, 2018.

NOTARY PUBLIC
My Commission Expires: 11/17/20

CHRISTINE N. MAROON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY