# WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 155138 **DEEDWARR**
10/30/2018 12:39:34 PM 2 pgs
Fees: $13.00 Taxes: $1,716.80

20181030-0107383

G-ZR-18-1239

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $464,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF OCTOBER, 2018.

Notary Public

MY COMMISSION EXPIRES: 11/8/21
(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 11-8-2021

**THIS INSTRUMENT WAS PREPARED BY**
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP / PARCEL NUMBER (S) |
|---|---|---|
| **Christine M. Klauda** | | |
| (NAME) | (NAME) | |
| **1239 4th Avenue North** | New Owner | **082-09-0Q-033.00-CO** |
| (ADDRESS) | (ADDRESS) | |
| **Nashville, TN 37208** | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

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 consideration, the receipt of which is hereby acknowledged, **MICHAEL JUDE FERRITTO, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **CHRISTINE M. KLAUDA AND GERARD CHELAK, WIFE AND HUSBAND,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, Being Unit No. 1239 as set forth in the Master Deed Establishing a Horizontal Property Regime of 4th & Monroe, a condominium form of ownership and use in the manner provided under the provisions of Tennessee Code Annotated, Title 66, Chapter 27, Section 101, et seq., as amended, of record in Instrument No. 20070619-0073328, amended in Instrument No. 20080122-006370, Instrument No. 20080606-0058487, Instrument No. 201006250049730, Instrument No. 20120824-0076410 and in Instrument No. 20130411-0035975 and in Instrument No. 20130718-0074552 in the Register's Office for Davidson County, Tennessee; said Units being shown as part of Exhibit "E" to said Master Deed , together with all common areas, open space, roads, right of ways, rights and easements appurtenant thereto.

Being the same property conveyed to Michael Jude Ferritto, unmarried by Special Warranty deed from Nashten, LLC, a Tennessee limited liability company of record in Instrument No. 20131022-0110188 Register's Office for Davidson County, Tennessee, dated October 14, 2013 and recorded on October 22, 2013.

Michael Jude Ferritto having since married. The above referenced property has never been the principal marital residence for the grantor and his spouse.

This conveyance is subject to:
• Taxes for the year 2019 and subsequent years, a lien not yet due and payable.
• Subject to all matters shown on the Plan of record in Plat Book 7900, Page 323, Register's Office for Davidson County, Tennessee.
• 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 4th & Monroe of record in Instrument No. 20070619-0073328, amended in Instrument No. 20080122-006370, Instrument No. 20080606-0058487, Instrument No. 201006250049730, Instrument No. 20120824-0076410 and in Instrument No. 20130411-0035975 and in Instrument No. 20130718-0074552, Register's Office for Davidson County, Tennessee.
• Transfer of Declarant's Rights of record in Instrument Number 20110128-0008010, in the Register's Office for Davidson County, Tennessee.
• Grant of Easement of record in Instrument Number 20090721-0068097, in the Register's Office for Davidson County, Tennessee.
• Easement(s) for Use of Dumpster of record as Instrument No. 20130528-0053582, in the aforesaid Register's Office.
• Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1239 4th Avenue North, Nashville, Tennessee 37208**.

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 hand(s) this the 29th DAY OF OCTOBER, 2018.

Michael Jude Ferritto by John Gleaves,
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, John Gleaves, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of MICHAEL JUDE FERRITTO, and who acknowledged he/she/they executed the same as the free act and deed of the said MICHAEL JUDE FERRITTO.

Witness my hand and official seal, this the 29th of October, 2018.

Notary Public
My Commission Expires:
(SEAL)

KATE NYQUIST
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2021

**RETURN TO:**
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212