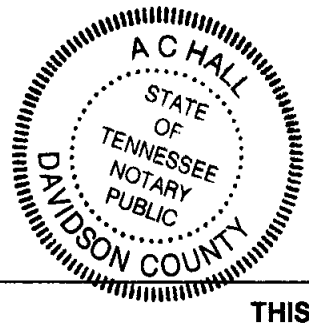
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $255,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18TH DAY OF JANUARY, 2019.

Notary Public

MY COMMISSION EXPIRES: 5-2-22

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Tanna Thronson	Tanna Thronson	11707M03900CO
(NAME) 2033 Stokes Lane	(NAME) 2300 8th Ave S. #530	Karen Johnson Davidson County Batch# 187933 DEEDWARR 01/24/2019 02:35:19 PM 2 pgs Fees: $13.00 Taxes: $943.50
(ADDRESS) Nashville, TN 37215	(ADDRESS) Nashville, TN 37204	20190124-0007107
(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 considerations, the receipt of which is hereby acknowledged, I/we Patrick Iannone, an unmarried man, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto Tanna Thronson, a single woman, hereinafter called the GRANTEE(S), his/her/their assigns, a 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. 2033, together with the appurtenant interest in the common elements of Fairsted Park Condominiums, A Horizontal Property Regime established by Master Deed, of record in Instrument No. 20021121-0145225, amended in Instrument No. 20030328-0041138, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit C to the aforementioned Master Deed and being located upon Lot No. 2 on the Plan of Re-subdivision of Woman's Club of Nashville of record in Plat Book 6200, Page 383, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Patrick Iannone, unmarried by Warranty Deed from Linda L. Daigre, unmarried, dated September 25, 2015 and recorded October 02, 2015 of record in Instrument No. 20151002-0100288, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 2033 Stokes Lane, Nashville, TN 37215
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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), his/her/their 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), his/her/their 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.

Effective the 18th day of January, 2019.

Patrick Iannone

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Patrick Iannone, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 18th day of January, 2019.

Notary Public:
My Commission Expires: _____

RETURN TO:
Stewart Title Company Tennessee Division
121 First Avenue South, Ste 200
Franklin, TN 37064

