WARRANTY DEED

Karen Johnson Davidson County
Batch# 197331 DEEDWARR
02/21/2019 08:52:04 AM 2 pgs
Fees: $13.00 Taxes: $333.00

20190221-0015596

A-CB-19-2929-H112

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $90,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19 DAY OF FEBRUARY, 2019.

Notary Public

MY COMMISSION EXPIRES: 7/6/20

(AFFIX SEAL) DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2020

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)
Regal Property Partnership, a Tennessee General Partnership	**New Owner**	
(NAME)	(NAME)	**119-14-A-112.00CO**
PO Box 101325		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37224		
(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, **MARC MAZZONE, A SINGLE MAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **REGAL PROPERTY PARTNERSHIP, A TENNESSEE GENERAL PARTNERSHIP,** 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:

A certain condominium apartment in Davidson County, Tennessee, described as follows, to wit:

Unit No. 112, Building H, as shown on the Site Plan of Kingswood Condominiums, of record in Book 5200, Page 520, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the common elements appurtenant to said unit, as set forth in Exhibit "C" of the Master Deed as amended, establishing Kingswood Condominiums, of record in Book 6038, Page 320, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Marc Mazzone, an unmarried person, by Special Warranty Deed from Regions Bank d/b/a Regions Mortgage, recorded June 1, 2012 in Instrument No. 20120601-0047540, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
• Subject to all matters shown on the Plan of record in Book 5200, Page 520, Register's Office for Davidson County, Tennessee.
• 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 Kingswood Kastle of record in Book 6058, Page 320, Register's Office for Davidson County, Tennessee.
• Subject to all terms and provisions of the Master Deed, Restrictions, and By-Laws of record in Book 6058, Page (s) 322 and 359, in the Register's Office for Davidson County, Tennessee.
• Charter of the Homeowner's Association of record in Book 6092, Page 579, in the Register's Office for Davidson County, Tennessee.
• Restrictive covenants contained in deed from Airdrie Land Company to Alfred I. Roehm, dated July 18, 1932, filed July 25, 1932 of record in Book 909, Page 48, in the Register's Office for Davidson County, Tennessee.
• Restrictive covenants contained in deed from Airdrie Land Company to Alfred I. Roehm and wife, dated April 9, 1934, filed April 26, 1934 of record in Book 919, Page 398, in the Register's Office for Davidson County, Tennessee.
• Restrictive covenants contained in deed from Airdrie Land Company to Nashville Trust Company dated March 5, 1934, filed March 29, 1934 of record in Book 928, Page 752, as amended by instrument dated February 17, 1937, filed February 24, 1937 of record in Book 1001, Page 539, in the Register's Office for Davidson County, Tennessee.

- Restrictive covenants contained in deed from Nashville Trust Company to F. T. Read and wife, dated September 5, 1934, filed September 8, 1934 of record in Book 946, Page 252, in the Register's Office for Davidson County, Tennessee.
- Restrictive covenants contained in deed from Nashville Trust Company to W.B. Richards, dated September 4, 1934, filed September 11, 1934 of record in Book 919, Page 628, which are the same as in Book 946, Page 252, in the Register's Office for Davidson County, Tennessee.
- Restrictive covenants contained in deed from Alfred I. Roehm and wife, to Arthur Crownover, Jr., dated March 26, 1948, filed April 7, 1948 of record in Book 1579, Page 387, in the Register's Office for Davidson County, Tennessee.
- Restrictive covenants contained in deed from Arthur Crownover, Jr., and wife, to Alfred I. Roehm and wife, dated March 26, 1948, filed April 12, 1948 of record in Book 1581, Page 55, which are the same as in Book 1579, Page 387, in the Register's Office for Davidson County, Tennessee.
- The Plan of record in Book 5200, Page 233, said Register's Office, as corrected by Surveyor's Certificate of Correction, of record in Book 5565, Page 424, said Register's Office, shown an Owner's Certificate, certain public utility and sewer easements, to which plat reference is here made for the location and dimensions.
- Easements for sanitary sewers and/or storm drainage granted Metropolitan Government of Nashville and Davidson County, Tennessee, by Nashville Boy's Club, Inc., across premises of record in Book 3645, Page 9; Book 3822, Page 25; Book 4259, Page 977; and Book 4260, Page 332, in the Register's Office for Davidson County, Tennessee.
- Lease Agreement dated April 24, 1979, by and between Solon Automated Service and Kingswood Kastle Apartment of record in Book 5585, Page 985 and Bill of Sale of record in Book 5585, Page 989, in the Register's Office for Davidson County, Tennessee.
- Easement of record in Book 11362, Page 523, 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.
- Taxes for 2019 and subsequent years a lien not yet due and payable.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2929 Selena Drive #112, Nashville, Tennessee 37211**.

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 19 DAY OF FEBRUARY, 2019.

Marc Mazzone

WILLIAM E. GRONES
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MARC MAZZONE, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 19th of February, 2019.

Notary Public
My Commission Expires: 8/20/2019
(SEAL)

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