Karen Johnson Davidson County
Batch# 199904 DEEDWARR
02/27/2019 11:42:30 AM 3 pgs
Fees: $18.00 Taxes: $1,110.00
20190227-0017793

THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 540
Nashville, TN 37203
P19-25580

JENNIFER R. PIERCE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ **300,000.00**.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF FEBRUARY, 2019.

Notary Public

MY COMMISSION EXPIRES: 11-8-21

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kristina Francese	Quicken Loans	MAP
206 West Mill Drive	1135 Woodward Ave	PARCEL 091-06-0M-080.00-CO
Nashville, TN 37209	Detroit, MI 48226	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Anthony J. Mondelli, a single man**

HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Kristina Francese, a single woman**

HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND 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. 80 on the Plan of West Mill Townhomes, a Horizontal Property Regime with Private Elements, created under Title 67, Section 27-101, et seq., as amended, Tennessee Code Annotated, as established by Declaration of Covenants, Conditions and Restrictions of West Mill Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20141223-0117663 and Supplementals in Instrument No. 20150424-0036748, Instrument No. 20150929-0098582, Instrument No. 20151218-0127193, and in Instrument No. 20151218-0127350, Register' s Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, said Register' s Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Declaration of Covenants. Reference is hereby made to the plan of West Mill Townhomes, shown on Exhibit "C" to the Declaration of Covenants, of record in Instrument No. 20141223-0117663 and Supplementals in Instrument No. 20150424-0036748 and in Instrument No. 20150929-0098582, Register' s Office for Davidson County, Tennessee, for a more complete identification and description of said unit.

Being the same property conveyed to Anthony J. Mondelli, a single man by Warranty deed from Craighead Development, LLC a Tennessee limited liability company of record in Instrument No. 20160408-0033933 Register's Office for Davidson County, Tennessee, dated April 07, 2016 and recorded on April 08, 2016.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes for the year 2019, a lien not yet due and payable; (2) to all matters shown on the Plan of record in Plat Book 57, Page 172; (3) Covenants, Conditions and Restrictions of record in Instrument Number 20141223-0117663, as Supplemented in Instrument No. 20150424-0036748, Instrument No. 20150929-0098582, Instrument No. 20151218-0127193, Instrument No. 20151218-0127350, and Attorney's Certificate recorded in Instrument No. 20170123-0007057; (4) Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage, Water Mains, Pumps and Appurtenances of record in Instrument Number 20140824-0076274, Instrument No. 20141219-0116173, Instrument No. 20141219-0116216, Instrument No. 20151125-0119709; (5) Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument Number 20140821-0076262; (6) Dedication of Conveyance of Easements to City of Nashville of record in Book 1939, Page 214;(7) Charter of West Mill Townhouse Corporation of record in Instrument Number 20170123-0007056; (8) Common Area Conveyance at West Mill Townhomes of record in Instrument Number 20171208-0125410; (9) Easements retained in Resolution No. 1059 by the City of Nashville and Easements retained in Council Bill 84-175; (11)Subject to rights of others in and to the common areas and/or elements and Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel; (12) All applicable governmental and zoning regulations.

This is IMPROVED property known as **206 West Mill Drive; Nashville, TN 37209.**

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, her heirs and assigns forever; and we do covenant with the said GRANTEE 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, her 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 hand this the 15th day of February, 2019.

Anthony J. Mondelli

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Anthony J. Mondelli** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 15th day of February, 2019.

My Commission expires: 1-6-20

Notary Public

JAMES A. RICHTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

201902270017793

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

Signature

State of TN
County of Davidson

Personally appeared before me, Hal E. Wilson, III, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 7/8/19

HAL E. WILSON, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY