THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd, Ste 203A
Nashville, TN 37215

CRT File No. 190119044

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $634,000.00.

Affiant

Subscribed and sworn to before me, this 28th day of February, 2019.

Notary Public
My Commission Expires: 01/06/20

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

Karen Johnson Davidson County
Batch# 201064 DEEDWARR
03/01/2019 01:02:20 PM 2 pgs
Fees: $13.00 Taxes: $2,345.80

20190301-0018831

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Randall F. Dyer 806 13th Avenue South Nashville TN 37203	New Owner	Tax Parcel ID No. 093-13-0T-006.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Chad DiDonato and spouse, Earnest Morgan,** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Randall F. Dyer, a married man,** ("Grantee"), his successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit 6 of Element Gulch, a Condominium, a Horizontal Property Regime with Private Elements, as shown on the plat attached as Exhibit B to the Declaration of Covenants, Conditions and Restrictions for Element Gulch, a Condominium, of record in Instrument No. 20150930-0099318, as amended in Instrument No. 20160208-0012097 and Instrument No. 20160727-0077432, Register' s Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to CHAD DIDONATO and spouse, EARNEST MORGAN, by deed from GULCHETTO ENTERPRISES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, of record in Instrument No. 20170405-0033152, dated March 16, 2017, said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2019 and subsequent years for Map-Par. 093-13-0T-006.00 CO.

Matters shown on the Plan of record in Plat Book 161, page 61, said Register's Office.

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Instrument No. 20150930-0099318, amended in Instrument No. 20160208-0012097 and in Instrument No. 20160727-0077432, said Register's Office.

Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record as Instrument No. 20161024-0111840, and as Instrument No. 20150520-0046353, said Register's Office.

Agreement for Dedication of Easement and/or Public Street Right of Way of record as Instrument No. 20161108-0118037, said Register's Office.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: AKW-19-506

Subject to an alley closing and any easement(s) retained in Bill No. 72-383, filed with the Metropolitan County Clerk's Office for Davidson County, Tennessee.

This is improved property located at 806 13th Avenue South Nashville TN 37203

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 28th day of February, 2019.

Chad DiDonato

Earnest Morgan

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Chad DiDonato and Earnest Morgan, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 28th day of February, 2019.

Notary Public

My Commission Expires: _____

