Karen Johnson Davidson County
Batch# 207074 DEEDWARR
03/18/2019 01:56:30 PM 3 pgs
Fees: $18.00 Taxes: $777.00
20190318-0024506

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 190219478**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $210,000.00. Mark Magnotte Affiant Subscribed and sworn to before me, this 15th day of March, 2019. WILLIAM STAMPLEY IV NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY Notary Public My Commission Expires: 9/6/22

WARRANTY DEED

Address New Owner: Mark Magnotte 811 Running Deer Nashville TN 37221	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 142-08-0B-087.00 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, **Angela Dawn Lee, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Mark Magnotte, an unmarried man**, ("Grantee"), his successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A Condominium apartment in Davidson County, Tennessee, being Unit No. 87 of Phase IV, Coronada Town Home Condominiums, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan of record in Book 5200, Page 217, Register' s Office, Davidson County, Tennessee, to which source reference is hereby made for more complete details of description, together with the said Apartment' s appurtenant undivided interest in the general and limited common elements of the Condominium.

Being the same property conveyed to ANGELA DAWN LEE, by deed from JUSTIN BARNETT and ROBERT BARNETT, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP, of record in Instrument No. 20141017-0096012, dated October 10, 2014, said Register's Office.

Dean Parrish joins in this instrument for the purpose of conveying any and all interest in said property, marital or otherwise.

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. 142-08-0B-087.00 CO.

Matters shown on the Plan of record in Plat Book 5200, page 217, said Register's Office.

Master Deed of record in Book 4901, page 679, amended in Book 5202, page 329, Book 5306, page 241, Book 5522, page 675 and Book 5869, page 269, said Register's Office.

By-Laws of record in Book 4901, page 702, waiver of record in Instrument No. 20100304-0016850, said Register's Office.

Agreement for Dedication of Easement for Sanitary Sewers of record in Book 4788, page 761, said Register's Office.

Underground Utility Easement of record in Book 7173, page 324, said Register's Office.
Easement(s) of record in Book 10237, page 775, said Register's Office.

This is improved property located at 811 Running Deer Nashville TN 37221

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 15th day of March, 2019.

Angela Dawn Lee

Dean Parrish

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Angela Dawn Lee and Dean Parrish, 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 15th day of March, 2019.

Notary Public

My Commission Expires: 9/7/21

SHIRA KINGREY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 7, 2021

True Copy Certification

I, KRISTEN TRAINI, 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 TENNESSEE
County of SUMNER

Personally appeared before me, the undersigned, a notary public for this county and state, KRISTEN TRAINI who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 11-30-2020
Notary's Seal (if on paper)

