File 31667-8 BOX 14

Warranty Deed

Karen Johnson Davidson County Batch# 207209 DEEDWARR 03/19/2019 08:37:04 AM 2 pgs Fees: $13.00 Taxes: $1,542.90 20190319-0024677	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $417,000.00. Affiant Subscribed and sworn to before me, this the 15th day of March, 2019. Notary Public My commission expires: 10-29-19

DIANA AUBIN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Patrizio Murdocca Dawei Li Anna Albanese	Gardner Financial Services, LTD, dga Legacy Mutual Mtg.	
6011 B New York Avenue	3503 Paesanos Pkwy	091-02-4C-002.00-CO
Nashville, TN 37209	San Antonio, TX 78231	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), 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, **ROB SHULER, UNMARRIED**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **PATRIZIO MURDOCCA, AN UNMARRIED MAN, AND DAWEI LI, AN UNMARRIED MAN, AND ANNA ALBANESE, AN UNMARRIED WOMAN, JOINT TENANTS (WITHOUT RIGHT OF SURVIVORSHIP)**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR 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 B, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for Homes at 6011 New York Avenue, a Horizontal Property Regime with Private Elements of record as Instrument No. 20160317-0025458 and being shown on Plat attached thereto as Exhibit "B", in the 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 Mad-Shu Properties, LLC, a Tennessee limited liability company by Warranty deed from Frank Edward Bessire and Joan Bessire of record in Instrument No. 20160209-0012522 Register's Office for Davidson County, Tennessee, dated February 04, 2016 and recorded on February 09, 2016.

Being the same property conveyed to Rob Shuler, unmarried by Quitclaim deed from Mad-Shu Properties, LLC, a Tennessee limited liability company of record in Instrument No. 20161031-0115033 Register's Office for Davidson County, Tennessee, dated October 27, 2016 and recorded on October 31, 2016.

Being the same property conveyed to Benjamin Shuler, (married/unmarried) by Quitclaim deed from Rob Shuler, (married/unmarried) of record in Instrument No. 20180221-0016405 Register's Office for Davidson County, Tennessee, dated February 16, 2018 and recorded on February 21, 2018.

Being the same property conveyed to Rob Shuler by Quitclaim deed from Benjamin Shuler of record in Instrument No. 20181207-0119701 Register's Office for Davidson County, Tennessee, dated December 03, 2018 and recorded on December 07, 2018.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 6011 B New York Avenue, Nashville, TN 37209, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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 heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 15th day of March, 2019.

Rob Shuler

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and seal this 14th day of March, 2019.

Notary Public

My Commission Expires: 5-2-22

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022