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

Karen Johnson Davidson County
Batch# 209646 **DEEDWARR**
CRT Fil 03/25/2019 12:04:09 PM 2 pgs
Fees: $13.00 Taxes: $2,710.25

20190325-0026752

LISA S. ALLARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: ~~$732,500.00~~.

Affiant

Subscribed and sworn to before me, this22nd day of March, 2019.

Notary Public
My Commission Expires: 9/29/2021

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
David B. Mascali 2416 9th Avenue South Nashville TN 37204	~~New Owner~~ OMG Financial 3160 Crow Canyon Rd San Ramon, CA 94583 #400	Tax Parcel ID No. 118-01-0N-002.00-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, **Paula Ann Beckman, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **David B. Mascali, 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:

Land in Davidson County, Tennessee, being Unit "B" Cottage Cove Townhomes, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for Cottage Cove Townhomes, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20100324-0021870, as amended as Instrument No. 20100903-0070461, Register' s Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Cottage Cove Townhomes, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit B to said Declaration appearing in No. 20100324-0021870, as amended in Instrument No. 20100903-0070461, and ByLaws appended thereto as Exhibit C , said Register' s Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Units.

Being the same property conveyed to PAULA ANN BECKMANN, by deed from LUCAS A. FLENER and EMILY E. FLENER, husband and wife, of record in Instrument No. 20150707-0065525, dated June 26, 2015, 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. 118-01-0N-002.00-CO.

Matters shown on the Plan of record in Plat Book 547, page 25 and in Instrument No. 20090522-0047200 and in Instrument No. 20100802-0060612, 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. 20100324-0021870 and amended in Instrument No. 20100903-0070461, said Register's Office.

Grant of Easement of record in Instrument No. 20100324-0021868, said Register's Office.

This is improved property located at 2416 9th Avenue South Nashville TN 37204

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 22nd day of March, 2019.

Paula Ann Beckman

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Paula Ann Beckman, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 22nd day of March, 2019.

Notary Public

My Commission Expires: _____

