Karen Johnson Davidson County
Batch# 220318 DEEDWARR
04/22/2019 02:48:54 PM 2 pgs
Fees: $13.00 Taxes: $1,720.50
20190422-0036712

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $465,000.00

Affiant

Subscribed and sworn to before me, this 18th day of April, 2019.

Notary Public

My commission expires: 7/6/20

(Notary Stamp)

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

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Jonathan Slape **Jennifer Slape**	**New Owner**	**Map/Parcel: 083-04-0-F-001.00CO**
2410 A Carter Avenue		
Nashville, TN 37206		

FOR AND IN 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,

Matthew William Fumagalli, married

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Jonathan Slape and Jennifer Slape, husband and wife

HEREINAFTER CALLED THE GRANTEES, 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 A on the Plan of Homes at 2410 Carter Avenue, a Horizontal Property Regime with Private Elements as set forth in the Exhibit of the of the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20131010-0106625, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Matthew William Fumagalli, married, by Warranty Deed, from Indigo Development, LLC, dated July 16, 2014 of record in Instrument No. 20140721-0064633, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees; including Rollback taxes, if any.
Matters shown on the Plan of record in Plat Book 1835, Page 26, Register's Office for DAVIDSON County, Tennessee.
Restrictive covenants contained in an instrument of record in Instrument No. 20131010-0106625, Register's Office for DAVIDSON County, Tennessee.
Subject to rights of others in and to common areas/elements.
Subject to lien for special assessment contained in DCCR's/Master Deed.
Subject to HOA dues - if any.
Subject to the flow of any stream across the subject property.
Any and all visible easements lying on or across the property.
This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 2410 A Carter Avenue, Nashville, TN 37206.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: JM-BH-19-24104

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES 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 GRANTEES, their 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/our hand(s) this 18th day of April, 2019.

Matthew William Fumagalli by A. Scott Hubbard Attorney in fact
Matthew William Fumagalli
By: A. Scott Hubbard, Attorney-in-Fact

*Wendy Chi Fumagalli, spouse of Matthew William Fumagalli, joins in the execution of this instrument for the purpose of conveying his/her marital interests, if any, in subject property.

Wendy Chi Fumagalli by A. Scott Hubbard Attorney in fact
Wendy Chi Fumagalli
By: A. Scott Hubbard, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **A. Scott Hubbard,** with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument on behalf of Matthew William Fumagalli and wife, Wendy Chi Fumagalli, for the purposes therein contained, and who further proved to me that he is the **Attorney in Fact** for Matthew William Fumagalli and wife, Wendy Chi Fumagalli,, and is authorized by Matthew William Fumagalli and wife, Wendy Chi Fumagalli, to execute this instrument on their behalf.

Witness my hand, at office, this 18th day of April, 2019.

Notary Public

My Commission Expires:_____

File #: **190156SH**
RECORD & RETURN TO:
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

ALICIA R HAMILTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

MY COMMISSION EXPIRES:
JULY 26, 2021