Karen Johnson Davidson County
Batch# 223654 **DEEDWARR**
04/30/2019 09:02:36 AM 2 pgs
Fees: $13.00 Taxes: $2,475.30

20190430-0039643

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-08-20

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$669,000.00.**

Affiant

Subscribed and sworn to before me, this the 25th day of April, 2019.

Notary Public

My commission expires: 7/8/20
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
Gregory S. Perrone, PC, Attorney At Law
109 Westpark Drive, Suite 330, Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Giovanni Francescotti	new owner	**130-08-0B-009.00 CO**
4401 Charleston Place Circle		
Nashville, TN 37215		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I,

Christopher Conley, an unmarried man

HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Giovanni Francescotti, single

HEREINAFTER CALLED THE GRANTEE, HIS 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 No. 1 on the Plan of Charleston Place of record in Book 5800, page 286, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of Charleston Place, a horizontal property regime established by Master Deed of record in Book 5965, page 880, as amended in Book 6071, page 499, and Book 6157, page 879, said Register's Office.

Being the same property conveyed to CHRISTOPHER CONLEY, AN UNMARRIED MAN, by deed from SUSAN R. BIRDWELL AS TRUSTEE OF THE SUSAN R. BIRDWELL LIVING TRUST DATED JANUARY 19TH, 2005, of record as Instrument No. 20170905-0090787, dated August 31, 2017, said Register's Office.

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

This is improved (_X_) Unimproved (____) property known as **4401 Charleston Place Circle, Nashville, TN 37215.**

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, their heirs and assigns, forever; and Grantors do covenant with said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 4-BHS-19-4401

Witness my/our hand(s) this 25th day of April, 2019.

Christopher Conley

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, a Notary Public of said County and State, personally appeared **Christopher Conley**, the bargainor(s) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **25th** day of **April, 2019.**

Notary Public

My Commission Expires: 10-3-2020

GREGORY S PERRONE
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON CO