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| **THIS INSTRUMENT PREPARED BY:**<br>**Chapman & Rosenthal Title, Inc.**<br>**2002 Richard Jones Rd, Ste 203A**<br>**Nashville, TN 37215**<br><br>**CRT File No. 190420003** | STATE OF TENNESSEE )<br>COUNTY OF DAVIDSON )<br><br>The actual consideration or value, whichever is greater, for this transfer is: $414,500.00.<br><br>Affiant<br><br>Subscribed and sworn to before me, this 3rd day of May, 2019.<br><br>Notary Public<br>My Commission Expires: __ |

J ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 6, 2022

Karen Johnson Davidson County
Batch# 226932 **DEEDWARR**
05/08/2019 08:43:32 AM 2 pgs
Fees: $13.00 Taxes: $1,533.65

20190508-0042930

# WARRANTY DEED

| Address New Owner: | Send Tax Bills To: | Tax Information: |
|---|---|---|
| Timothy J. Cerullo and Rachel M. Cerullo<br>1625 Cahal Avenue, Unit A<br>Nashville TN 37206 | New Owner | Tax Parcel ID No.<br>072-14-0O-007.00 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, **Stacey Thomas n/k/a Stacey Elizabeth Byrne, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Timothy J. Cerullo and Rachel M. Cerullo, husband and wife**, ("Grantees"), their 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 No. 1625-A, on the Horizontal Property Regime for Cahal Cottages, as established in the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20140520-0043455, amended in Instrument No. 20140521-0043830; Instrument No. 20140521-0043831; Instrument No. 20140521-0043832; Instrument No. 20140521-0043833 and Instrument No. 20150511-0042645, Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description.

Being the same property conveyed to STACEY THOMAS, by deed from COTTAGES AT CAHAL, LLC, of record in Instrument No. 20160426-0040563, dated April 25, 2016, said Register's Office.

Stacey Thomas having since married and is now known as Stacey Elizabeth Byrne.

Cameron Byrne 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. 072-14-0O-007.00-CO.

Inspection and Maintenance Agreement for Private Stormwater Management Facilities of record in Instrument No. 20131230-0130699, said Register's Office.

Matters shown on the Plan of record in Instrument No. 20140512-0040302, 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. 20140520-0043455, amended in Instrument No . 20140521-

0043830, Instrument No. 20140521-0043831, Instrument No. 20140521-0043832, Instrument No. 20140521-0043833 and Instrument No. 20150511-0042645, said Register's Office.

This is improved property located at 1625 Cahal Avenue, Unit A Nashville TN 37206

**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 3rd day of May, 2019.

Stacey Elizabeth Byrne

Cameron Byrne

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Stacey Elizabeth Byrne and Cameron Byrne, 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 3rd day of May, 2019.

Notary Public

My Commission Expires:

