Karen Johnson Davidson County
Batch# 238198 DEEDWARR
06/04/2019 08:46:44 AM 2 pgs
Fees: $13.00 Taxes: $2,460.50

20190604-0052853

WARRANTY DEED

This instrument prepared by:
Christopher J. Thornton, P.C.
1061 Cresthaven Road
Memphis, TN 38119
901-758-2580
Cartus File #2970072

emeier & Westbrook, PLLC
Aspen Grove Drive, #604
lin, TN 37067

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual consideration or value for this transfer, whichever is greater, is $665,000.00.

Affiant

Subscribed and sworn to me, this the 28th day of May, 2019.

Notary Public

My commission expires: 05/03/2021

M. ALEXIS MENDL NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

Address:	Property owner:	Mail tax bills to:	Parcel ID:
1212 Laurel Street Apt 1603 NASHVILLE, TN 37203	Adam Joseph Mazarei	NEW OWNER	093-09-0C-180.00-CO

THIS INDENTURE is made effective the 28 day of May, 20 19, by **Anthony Cecil, an unmarried man,** First Parties, for the purpose of conveying the premises described herein to Adam Joseph Mazarei as an unmarried man, Second Parties. Whenever in this instrument a pronoun is used, it shall be construed to represent either singular or plural, as the case may demand.

WITNESSETH:

That said First Party, for and in consideration of the sum of One and No/100 DOLLARS ($1.00) and other good and valuable consideration to them in hand paid by Second Parties, the receipt of which is hereby acknowledged, have granted, bargained, sold and conveyed, and to hereby grant, bargain sell and convey unto the said Second Parties the following described premises, to-wit:

A certain condominium located in Davidson County, Tennessee, being Unit 1603 of Twelve Twelve, a Condominium, a Condominium Development established pursuant to the provision of the Tennessee Condominium Act of 2008 as the same is set out in Section 66-27-201, et seq. of the Tennessee Code Annotated, under the Declaration of Condominium establishing Twelve Twelve of record in Instrument Number 20140718-0063781 and amended in Instrument Number 20160614-0060193, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the Bylaws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in Exhibit "F" to said Declaration..

Being the same property conveyed to Anthony Cecil, an unmarried man by Warranty deed from Brett T. Niles of record in Instrument No. 20170801-0077988 Register's Office for Davidson County, Tennessee, dated July 19, 2017 and recorded on August 01, 2017.

The said party of the first part does hereby covenant with the said party of the second part that they are lawfully seized in fee of the aforedescribed real estate; they have a good right to sell and convey the same; that the same is unencumbered, EXCEPT:

1The premises herein insured is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof and is subject to the By-Laws for the administration thereof; also subject to the easements, rights and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Twelve Twelve, A Condominium of record in Instrument Number 20140718-0063781, amended in Instrument No. 20160614-0060193; Charter of Twelve Twelve Condominium Association, Inc. of record at Instrument No. 20140627-0056540; Subject to all matters shown on the Plan of record as Instrument Number 20120216-0013756; Easement conveyed to the state of Tennessee of record in Book 4318, Page 544; Bill No. 084-571 closing Alley No. 234 extending from 12th Ave S westerly to the easterly margin of Interstate 40 retains easements to the Metropolitan Government; Final Consent Judgment conveying property to the State of Tennessee for the construction of a controlled access highway of record in Book 4370, Page 916 and Book 4395, Page 715; Arts Center Redevelopment Plan containing restrictive covenants of record in Book 10965, Page 404, amended in Book 11625, page 252 and amended as Instrument No. 20020715-0084598; Arts Center Redevelopment Plan in

Ordinance # 98-1188, Amendment No. 1 as Ordinance #99-1761 and Amendment No. 2 as Ordinance No. BL 2002-1063, Metropolitan Clerk's Office; The plat of survey by Cherry Land Surveying, Inc., dated December 11, 2012 shows an NES Easement in the southeast portion of property; Declaration of Easements and Restrictive Covenants of record in Instrument Number 20121227-0119217; Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument Number 20130122-0006827; Grant of Easement of record in Instrument Number 20140328-0025601; Easement of record in Instrument Number 20140924-0087646; Restrictions of record in Instrument Number 20131231-0131305 , in the Register's Office for Davidson County, Tennessee

and that the title and quiet possession thereto they will warrant and forever defend against the lawful claims of all persons.

THIS conveyance is made subject to applicable restrictions, building set-back lines, all exisTing easements, and to all conditions as shown of Public Record.

With the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein. **TO HAVE AND TO HOLD THE** said premises to the said Second Parties, their heirs and assigns forever.

And said First Party, for him/her/themself and for their heirs, executors and administrators do hereby covenant with Second Parties, their heirs, and assigns, that they are lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances except taxes for the year 2019, which are to be prorated between the parties as of the date of closing, the payment of which is assumed by the Second Parties; and that they will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomever.

IN WITNESS WH*EREOF*, *the said First Party have hereunder set their hand and seal the day and year first above written.*

Anthony Cecil

STATE OF Texas)
COUNTY OF Harris)

PERSONALLY APPEARED BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, the within named bargainor, **Anthony Cecil**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she executed the within instrument for the purposes therein contained.

WITNESS MY HAND AND SEAL AT OFFICE, in Harris County, this the 20th day of August, 2018.

NOTARY PUBLIC

My Commission Expires: June 19, 2021

HENRY EUGENE CAMPOS
My Notary ID # 131176831
Expires June 19, 2021

This deed is prepared with information provided by STELTEMEIER & WESTBROOK, PLLC. Preparer makes no representation with regard to the title.