Karen Johnson Davidson County
Batch# 245253 DEEDWARR
06/19/2019 09:17:30 AM 2 pgs
Fees: $13.00 Taxes: $921.30
20190619-0058882

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 190620984** SHANNON PHILBIN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES MARCH 01, 2023	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $249,000.00 Affiant Subscribed and sworn to before me, this 18th day of June, 2019. Notary Public My Commission Expires: 3-7-23

WARRANTY DEED

Address New Owner: Tara Ayanna Farha Holder 3310 Long Boulevard, Apartment B5 Nashville TN 37203	Send Tax Bills To: ~~New Owner~~ Suntrust Mgt. PO Box 79041 Baltimore, MD 21279	Tax Information: Tax Parcel ID No. 104-06-0F-009.00 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, **Alfred John DeGrandis, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Tara Ayanna Farha Holder, an unmarried woman**, ("Grantee"), her 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. B-5, on the Horizontal Property Regime for Longview Condominiums, as recorded in the Master Deed of record in Book 6290, page 125, amended in Book 6359, page 510, Book 6365, page 587 and in Book 10215, page 26 and as shown on plat of record in Plat Book 6200, page 101 , Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description together with an undivided percentage interest in the common elements allocated to said unit as set forth in said Master Deed.

Being the same property conveyed to ALFRED JOHN DEGRANDIS, by deed from JAMES L. LECKRONE, of record in Instrument No. 20160128-0008058, dated January 27, 2016, said Register's Office.

Said property was never the marital residence of Grantor.

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. 104-06-0F-009.00 CO.

Master Deed of record in Book 6290, page 125, amended in Book 6359, page 510, Book 6365, page 587, and in Book 10215, page 26, said Register's Office.

Matters shown on the Plan of record in Plat Book 6200, page 101, said Register's Office.

This is improved property located at 3310 Long Boulevard, Apartment B5 Nashville TN 37203

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 18th day of June, 2019.

Alfred John DeGrandis

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

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

Notary Public

My Commission Expires: _____

WILLIAM T CHAPMAN IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 09, 2022

Tennessee Certification of Electronic Document

I, Ernest D. Bennett, III, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee)
)
County of Davidson)

Personally appeared before me, Anthony N. Greco, a notary public for this county and state, Ernest D. Bennett, III, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

(Affix Seal)

ANTHONY N. GRECO
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES

Notary Signature

My Commission Expires: September 7, 2020