Karen Johnson Davidson County
Batch# 248429 DEEDWARR
06/25/2019 02:55:47 PM 2 pgs
Fees: $13.00 Taxes: $962.00
20190625-0061506

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $260,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF JUNE, 2019.

Notary Public

MY COMMISSION EXPIRES: 3/7/23
(AFFIX SEAL)

MEGAN PAULUS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 03-07-2023

W-BR-19-7277-322

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Kyle A. Kinney and Alexandra G. Kinney	**Fifth Third Bank**	
(NAME)	(NAME)	**114-08-0C-110.00-CO**
7277 Charlotte Pike, Unit 322	**5001 Kingsley Drive**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	**Cincinnati, OH 45227**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **TIMOTHY M. RAPPAZZO AND KATHERINE C. RAPPAZZO, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **KYLE A. KINNEY AND ALEXANDRA G. KINNEY, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 106 on the Plan of Final Plat of West Park, Phase 3 as established by a Master Deed for West Park Homeowners Association, Inc., of record as Instrument No. 20040304-0024541, as amended by First Amendment and Supplement to the Declaration of Covenants, Conditions, and Restrictions and By-Laws for West Park Homeowner's Association Inc., of record as Instrument No. 20041221-0151636, Register's Office for Davidson County, Tennessee, and also amended in Instrument No. 20060202-0013378, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Timothy M. Rappazzo and Katherine C. Rappazzo, husband and wife by Warranty Deed from Todd Minnier, unmarried of record in Instrument No. 20160801-0078885 Register's Office for Davidson County, Tennessee, dated July 29, 2016 and recorded on August 01, 2016.

This conveyance is subject to:
- Taxes for the year 2019 and subsequent years.
- Subject to all the matters on the Plan of PUD Boundary Plat of West Park of record in Instrument No. 20040624-0075136, Register's Office for Davidson County, Tennessee.
- Subject to all matters shown on the P.U.D. Boundary Plan of West Park Phase 3, record as Instrument Number 20060202-0012968, Register's Office of Davidson County, Tennessee.
- Declaration of Covenants, Conditions and Restrictions for West Park Homeowner's Association, Inc. with By-Laws appended thereto, of record in Instrument Number 20040304-0024541, amended by Instrument No. 20041221-0151636, Instrument No. 20050222-0018812 and Instrument No. 20060202-0013378, Register's Office for Davidson County, Tennessee.
- Conveyance of Common Area to West Park Homeowners Association, Inc. of record in Instrument No. 20120731-0067330, Register's Office for Davidson County, Tennessee.
- Overhang Easement of record in Instrument Number 20030530-0073233 and Instrument No. 20041112-0136248, in the Register's Office for Davidson County, Tennessee.
- Stormwater Detention Agreement for West Park, Phase 3 of record in Instrument Number 20051123-0141922, in the Register's Office for Davidson County, Tennessee.
- An Overhang Easement for Electric power lines of record in Book 6301, Page 684, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **7277 Charlotte Pike, Unit 322, Nashville, Tennessee 37209**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 20th DAY OF JUNE, 2019.

Timothy M. Rappazzo

Katherine C. Rappazzo

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, TIMOTHY M. RAPPAZZO, the within named bargainor, 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 official seal, this the 20th of June, 2019.

Notary Public
My Commission Expires: 03/07/2023
(SEAL)



STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KATHERINE C. RAPPAZZO, the within named bargainor, 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 official seal, this the 20th of June, 2019.

Notary Public
My Commission Expires: 03/07/2023
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212