Karen Johnson Davidson County
Batch# 255061 DEEDWARR
07/10/2019 03:51:14 PM 2 pgs
Fees: $13.00 Taxes: $2,220.00
20190710-0067361

STEVEN T. MORRIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 5-3-2021 (Notary Stamp)	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $600,000.00. Affiant Subscribed and sworn to before me, this 9th day of July, 2019. Notary Public My commission expires: 5-3-21

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow
8119 Isabella Lane, Ste. 105, Brentwood, TN 37027

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Arthur V. Thompson and Amanda M Thompson	NEW OWNER	105-05-0-002.00CO
1430 15th Avenue South		
Nashville, TN 37212		

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, we,

Kevin Nofi and wife, Rebecca Nofi

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Arthur V. Thompson and Amanda M Thompson, husband and wife

(hereinafter called the "Grantee"), their heirs and assigns, a certain tract or parcel of land in DAVIDSON County, Tennessee, described as follows, to-wit:

BEING Unit B, as established in Declaration of Covenants, Conditions and Restrictions for 1430 15th Avenue South, a Horizontal Property Regime with Private Elements of record at Instrument No. 20141010-0094173, in the Register's Office of Davidson, Tennessee with Plat attached as Exhibit "B" to which Master Deed reference is hereby made for a more particular description of said property.SUBJECT TO all terms and provisions of the Restrictions and By-Laws of record in Book 4220, Page 734, amended in Book 6236, Page 263 and Instrument No. 20141010-0094173, aforesaid Register's Office.

Being the same property conveyed to Kevin Nofi and wife, Rebecca Nofi by Warranty deed from Larry Powell Builders, Inc. of record in Instrument No. 20150702-0064313 Register's Office for Davidson County, Tennessee, dated June 30, 2015 and recorded on July 2, 2015.

BEING the same property conveyed to Kevin Nofi and wife, Rebecca Nofi by Warranty deed from Larry Powell Builders, Inc. of record in Instrument No. 20150702-0064313 Register's Office for Davidson County, Tennessee.

This is improved property known as **1430 15th Avenue South, Nashville, TN 37212.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 9th day of July, 2019.

Kevin Nofi

Rebecca Nofi

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Kevin Nofi and Rebecca Nofi, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 9th day of July, 2019.

Notary Public
My Commission Expires: 9-30-2019

JOHN W. BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires September 30, 2019

SolomonParks File No. 19-000195-524