WARRANTY DEED

Karen Johnson Davidson County
Batch# 258387 **DEEDWARR**
07/18/2019 08:03:59 AM 2 pgs
Fees: $13.00 Taxes: $1,533.65

20190718-0070166

G-NR-19-700-703

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $414,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF JULY, 2019.

Notary Public

MY COMMISSION EXPIRES: 11/8/21
(AFFIX SEAL)

KATE NYQUIST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2021

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)
Rose Ann Laureto and Robert Tashiro	Rose Ann & Robert Tashiro Laureto	
(NAME)	(NAME)	
700 12th Ave. S., #703	1478 South Prairie Ave, Unit H	**093-13-0D-051.00-CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203	Chicago, IL 60605	
(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, **JOSEPH WARREN WALKER, TRUSTEE OF THE JOSEPH WARREN WALKER, III 2013 TRUST AS AMENDED AND RESTATED BY DOCUMENT DATED JANUARY 2, 2018 AND STEPHAINE HALE WALKER, TRUSTEE OF THE STEPHAINE HALE WALKER 2013 TRUST AS AMENDED AND RESTATED BY DOCUMENT DATED JANUARY 2, 2018,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ROSE ANN LAURETO AND ROBERT TASHIRO, WIFE AND HUSBAND,** 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. R 703, of Terrazzo, a Condominium, a Horizontal Property Regime, created under Title 66, Page 27, Sections 11, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed and By-Laws appended thereto of record in Instrument No. 20081223-0122167, as amended by Instrument No. 20090213-0012915, Instrument No. 20090316-0023301, Instrument No. 20090325-0026808 and Instrument No. 20090827-0080784, in the Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the common elements appurtenant to said Unit described in said Master Deed and By-Laws. Reference is hereby made to the Plan for Terrazzo Condominiums of record in Instrument No. 20081223-0122167, at Exhibit B, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Stephanie Hale Walker, Trustee of The Joseph Warren, III 2013 Trust established on February 13, 2013, being fifty percent (50 percentage) by Quit Claim deed from Joseph W. Walker, III of record in Instrument No. 20130221-0017622 Register's Office for Davidson County, Tennessee, dated February 13, 2013 and recorded on February 21, 2013.

Being the same property conveyed to Joseph Warren Walker, III, Trustee of The Stephanie Hale Walker 2013 Trust established on February 13, 2013, being fifty percent (50 percentage) by Quit Claim deed from Stephanie Hale Walker of record in Instrument No. 20130221-0017623 Register's Office for Davidson County, Tennessee, dated February 13, 2013 and recorded on February 21, 2013.

This conveyance is subject to:
- Taxes for the year 2019 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record as Instrument Number 20051116-0138405, Register's Office of Davidson County, Tennessee.
- 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 Terrazzo, a Condominium of record in Instrument Number 20081223-0122167, as amended in Instrument No. 20090213-0012915, Instrument No. 20090316-0023301, Instrument No. 20090325-0026808, Instrument No. 20090827-0080784 and Instrument No. 20121017-0095418 and Instrument No. 20180627-0061944, Register's Office for Davidson County, Tennessee.
- Charter for Terrazzo Condominium Association, Inc. of record in Instrument Number 20081223-0122305, in the Register's Office for Davidson County, Tennessee.

- Charter for Terrazzo Residential Owner's Association, Inc. of record in Instrument Number 20090828-0080937, in the Register's Office for Davidson County, Tennessee.
- Charter for Terrazzo Commercial/Office Owner's Association, Inc. of record in Instrument Number 20090828-0080938, in the Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 4220, Page 723 and Book 6236, page 263, in the Register's Office for Davidson County, Tennessee.
- Easement retained in Ordinance No. 72-317 of record in Book 4643, Page 498, in the Register's Office for Davidson County, Tennessee.
- Stormwater Detention Agreement of record in Instrument Number 20060615-0071504, in the Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage, Water Mains, Pumps and appurtenances with the Metropolitan Government of Nashville and Davidson County of record in Instrument Number 20060615-0071498, in the Register's Office for Davidson County, Tennessee.
- Grant of Easement to Comcast of Nashville I, LLC of record in Instrument Number 20120521-0043895, in the Register's Office for Davidson County, Tennessee.
- Memorandum of Lease of record in Instrument Number 20081205-0117745, Instrument No. 20081009-0102619, and Modification of Memorandum of Lease Instrument No. 20081230-0123644, 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: **700 12th Ave. S., #703, Nashville, Tennessee 37203**.

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 15th DAY OF JULY, 2019.

The Joseph Warren Walker, III 2013 Trust

BY: _____
Joseph Warren Walker, III
Trustee

The Stephaine Hale Walker 2013 Trust

BY: _____
Stephaine Hale Walker
Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOSEPH WARREN WALKER, III, TRUSTEE of THE JOSEPH WARREN WALKER, III 2013 TRUST, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 15th of July, 2019.

_____
Notary Public
My Commission Expires: 11/8/21
(SEAL)

KATE NYQUIST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, STEPHAINE HALE WALKER, TRUSTEE of THE STEPHAINE HALE WALKER 2013 TRUST, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 15th of July, 2019.

_____
Notary Public
My Commission Expires: 11/8/21
(SEAL)

KATE NYQUIST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2021

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