Prepared by:
Record and Return to:
Chapman and Rosenthal Title, Inc
2002 Richard Jones Rd., Ste 203-A
Nashville, TN 37215

Karen Johnson Davidson County
Batch# 263469 DEEDWARR
07/29/2019 11:12:37 AM 2 pgs
Fees: $13.00 Taxes: $1,905.50

20190729-0074340

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $515,000.00.

Affiant

Subscribed and sworn to before me, this 17th day of July, 2019.

Notary Public

My commission expires:

VIRGINIA ANDERSON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 6, 2021

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow
8119 Isabella Lane, Suite 104, Brentwood, TN 37027

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Salvatore Raineri and Evelyn Raineri	**NEW OWNER**	**104-02-4C-022.00-CO**
110 31St Ave N 308		
Nashville, TN 37203		

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, I,

David Helton, married

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

Salvatore Raineri and Evelyn Raineri, 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 No. 308 of The West End, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, of the Tennessee Code Annotated under the Master Deed establishing The West End of record in Instrument No. 20080401-0032619, amended in Instrument No. 20080408-0035628, Instrument No. 200905120043586 and Instrument No. 20090921-0087974 in the Register's Office for Davidson County, Tennessee and subject to the provisions and requirements thereof and the By-Laws of the administration thereof, and all easements, rights and interests 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 units being depicted on Exhibit "B" to said Master Deed, together with a percentage interest in the common elements and voting percentage as set forth in Exhibit "D" to said Master Deed.

Together with Parking Space Number 92 and Storage Space Number P1-19, which are assigned as limited Common Elements appurtenant to the above described unit, as set forth and defined in Master Deed

Said property was never primary marital residence of grantor.

BEING the same property conveyed to David Helton by Warranty deed from Phillip Brian Cook, Jr., married of record in Instrument No. 20160622-0063426 Register's Office for Davidson County, Tennessee.

This is improved property known as **110 31St Ave N 308, Nashville, TN 37203**

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, their heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that they are 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 15th day of July, 2019.

David Helton

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, David Helton, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/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 15th day of July, 2019.

Notary Public
My Commission Expires: May 9, 2021

KELLY JEAN BIERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

SolomonParks File No. 19-000189-524

SP 11/2015