Karen Johnson Davidson County
Batch# 266697 DEEDWARR
08/05/2019 12:28:30 PM 3 pgs
Fees: $18.00 Taxes: $1,154.40
20190805-0077404

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $312,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd day of August, 2019.

Notary Public
MY COMMISSION EXPIRES:
File No. G19-6005

HILLARY MONROE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires July 6, 2020

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Gerald D. Mann, II (NAME)	Gerald D. Mann, II (NAME)	128-12-0A-195.00-CO
320 Old Hickory Boulevard, #3014 (STREET ADDRESS)	5035 E. 76th Street Ct. (STREET ADDRESS)	
Nashville, TN 37221 (CITY) (STATE) (ZIP)	Indianapolis, IN 46250 (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBYACKNOWLEDGED, I, **Dina F. Velocci, an unmarried woman**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Gerald D. Mann, II, an unmarried man**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A 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. 3014, Building No. 21, on the Plan of Section 21, Phase ID, on the Plan of EAGLE RIDGE AT THE RESERVE Condominiums, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq., as amended in Tennessee Code Annotated, and as established by a Master Deed and By-Laws, of record in Instrument No. 20011011-0110875, as Supplemented and Amended by Supplement and Amendment No. 47 to the Master Deed of record in Instrument No. 20040716-0084991, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said unit as set forth in said Master Deed. Reference is hereby made to the Plat of Eagle Ridge at the Reserve Condominiums as shown on Exhibit "A" to the Master Deed, of record as aforementioned, said Register's Office, for a more complete identification and description of such unit.

Being the same property conveyed to Dina F. Velocci, an unmarried woman by Deed dated August 6, 2009 from Dina F. Velocci-Posey, recorded August 7, 2009, in Instrument Number 20090807-0074379, Register's Office of Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. This is a Condominium Unit, and pursuant to the Master Deed and Bylaws, is subject to Homeowner's dues and liens for assessment thereof.

2. Charter of Homeowner's Association of record in Instrument No. 20010112-0003836 & 20010112-0003839, Register's Office for Davidson County, Tennessee.

3. Easement Agreement as recorded in Book 5074, page 945, Register's Office for Davidson County, Tennessee.

4. Grant of Easement to Comcast of Nashville I, LLC as recorded in Instrument No. 20140924-0087653 & 20180611-0055669, Register's Office for Davidson County, Tennessee.

5. Right of Way easement conveyed to State of Tennessee in Book 8083 page 534, Register's Office for Davidson County, Tennessee.

6. Declaration/Master Deed in Instrument Nos. 20010116-0004521, 20011011-0110875, 20040716-0084976 & 20040716-0084991, said Register's Office.

The 2018 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 320 Old Hickory Boulevard, #3014, Nashville, TN 37221.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever, and we do covenant with the said GRANTEES 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever 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 2nd day of August, 2019.

Dina F. Velocci

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 2nd day of August, 2019, before me personally appeared Dina F. Velocci, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that such person executed the same as such person's free act and deed.

Witness my hand at office, this 2nd day of August, 2019.

D. TODD SHOLAR STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 08-27-2022

Notary Signature
My commission expires:

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

True Copy Certification

I, Penny Y. Ray, do hereby make oath that I am licensed attorney and/or 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.

Penny Y. Ray

State of Tennessee

County of Williamson

Personally appeared before me, Christie Perry a notary public for this county and state, Penny Y. Ray who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

CHRISTIE PERRY
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

My Commission Expires: 7/22/2022

Notary Seal (if on paper)