THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd, Ste 203A
Nashville, TN 37215

CRT File No. 190822159

Karen Johnson Davidson County
Batch# 282962 **DEEDWARR**
09/09/2019 02:28:41 PM 2 pgs
Fees: $13.00 Taxes: $934.25

20190909-0090926

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $252,500.00.

Affiant

Subscribed and sworn to before me, this 30th day of August, 2019.

Notary Public
My Commission Expires:

MCKENZIE TEASLEY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 17, 2020

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Joshua Kelly Andrews 807 18th Avenue South Apt 308 Nashville TN 37203	New Owner	Tax Parcel ID No. 092 16 0C 308.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Marc Salotti, a married man, and Mark S. Salotti, a married man,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Joshua Kelly Andrews, a single man**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. 308 of 807 Eighteenth Avenue, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing 807 Eighteenth Avenue, a Horizontal Property Regime, of record in Instrument No. 20041214-0148798, amended in Instrument Nos. 20041216-0149823, 20050504-0050222 re-recorded in Instrument 20060109-0003220; 20051123-0142078 and 20070509-0055940 in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "E" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Parking Space #7 is included as an appurtenance to this Unit in the Third Amendment to the Master Deed of record in Instrument No. 20051123-0142078, Register's Office for Davidson County, Tennessee. This appurtenance is deeded with the unit and is not transferable in any fashion except with a transfer of the unit.

Being the same property conveyed to Marc Salotti and Mark S. Salotti as joint tenants both with the right of survivorship, by Warranty Deed from Peter J. Connerth, unmarried, of record in Instrument No. 20060602-0064750, in the Register's Office of Davidson County, Tennessee, dated May 29, 2006 and recorded on June 02, 2006.

Said property was never the marital residence of Grantors.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2019 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.
Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of O. B. Hays Plan of Small Lots, as recorded in Plat Book 1, Page(s) 69.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing 807 Eighteenth Avenue of record in Instrument No. 20041214-0148798, as amended by instrument(s) of record in Instrument No. 20041216-0149823, 20050504-0050222 re-recorded in Instrument 20060109-0003220; 20051123-00142078 and 20070509-0055940 ; also subject to 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 building thereon.

Boundary Line Settlement, Quitclaim Deed and Grant of Easements recorded as Instrument No. 20050420-0044082.

Resolution of Board of Directors 807 Eighteenth Avenue Homeowners Association, Inc. recorded as Instrument No. 20080314-0026174.

Easement recorded in Instrument No. 20190628-0062917.

Rights of others in and to any party walls located on the subject property.

This is improved property located at 807 18th Avenue South Apt 308 Nashville TN 37203

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 30th day of August, 2019.

Mark S. Salotti, by John Rula, his Attorney In Fact

Marc Salotti, by John Rula, his Attorney In Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, John Rula, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of August, 2019.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES JULY 09, 2022

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, John Rula, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact for Mark S. Salotti and Marc Salotti and that he is authorized by Mark S. Salotti and Marc Salotti to execute this instrument on his behalf.

Witness my hand, at office, this 30th day of August, 2019.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES JULY 09, 2022