Karen Johnson Davidson County
Batch# 285033 DEEDWARR
09/12/2019 12:47:30 PM 3 pgs
Fees: $18.00 Taxes: $2,664.00
20190912-0092522

PREPARED BY (AND RETURN TO):
Wilkins & Ivey, Attys.

Attorneys at Law
Woodmont Centre, Suite 100
104 Woodmont Blvd.
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey *Percy Wilkins, Jr. (1933-2017)*

W & I Ref: (MJ) Title No.: 60534
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Stephen J. Materazzi, Jr. Laura A. Materazzi 5209 Shenandoah Court Nashville, TN 37220	New Owner

TAX MAP PARCEL NUMBERS: 145150A02300C0

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$720,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Vivian Vinson O'Malley, unmarried**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Stephen J. Materazzi and Laura A. Materazzi, husband and wife,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

A certain condominium apartment in Davidson County, Tennessee, being Unit No. 6A on the revised plan of Stratford Place, of record in Book 6250, page 560 and as further set forth in the Exhibit "B" of the Master Deed and By-Laws of record in Book 6472, page 47 and amended in Book 7140, page 592, Book 7234, page 801, Book 7353, page 472, Book 7426, page 234, said Register's Office and to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Vivian Vinson O'Malley, an unmarried person, by Warranty Deed from James R. Griggs, an unmarried person, Dated July 30, 1999 and recorded on July 30, 1999 of record in Book 11596, page 853, Register's Office for Davidson County, Tennessee.

Description Reference: Described from information contained in recorded condominium documents.

Taxes for 2019, and subsequent years. The Plan, with Owner's Certificate, of record in Plat Book 6250, page 560 and as shown as Exhibit "B" to the Master Deed of record in Book 6472, page 47, amended in Book 7140, page 592, Book 7234, page 801, Book 7353, page 472, Book 7426, page 234 and Book 7756, page 116, said Register's Office, which Plan shows minimum building set back lines and easements and to which Plan reference is hereby made for a more complete description. Deed Conveyance to Metropolitan Government, Department of Water and Sewage Services of record in Book 8128, page 23, said Register's Office. Agreement to Maintain private access drive of record in Book 6430, page 601, said Register's Office. Charter of Stratford Place Residential Condominiums of record in Book 6912, page 395, said Register's Office.
Subject to the provisions of the condominium Master Deed of record in Book 6472, page 47, amended in Book 7140, page 592, rerecorded in Book 7234, page 891, Book 7353, page 472, Book 7426, page 234, Book 7756, page 116, Instrument No. 20040402-0037662, Instrument No. 20130425-0041343, Instrument No. 201611180122027, corrected by Instrument No. 20161216-0132255, and Instrument No. 20180213-0014344, Instrument No. 20190715-0069123said Register's Office, which submits said property to a Horizontal Property Regime pursuant to the provisions of the Tennessee Horizontal Property Act and sets forth restrictions, assessments, liens and other matters, to which Master Deed reference is hereby made for more particulars; but deleting any covenant, condition, conditions or restrictions would violate 42 USC 3604c.

This is improved property, known as 5209 Shenandoah Court, Nashville, TN 37220

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 31st day of July, 2019.

Vivian Vinson O'Malley

Vivian Vinson O'Malley

State of Tennessee

County of Davidson

On this 31st day of July, 2019, before me the undersigned authority, personally appeared Vivian Vinson O'Malley, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

CHRISTY W. IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-08-2022

Notary

My Commission Expires: 11/8/22

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $720,000.00.

Affiant

Sworn and subscribed before me this 31st day of July, 2019.

Notary

My Commission Expires: 11/5/2019

CONNIE TAYLOR
NOTARY PUBLIC
STATE OF TENNESSEE
COUNTY OF SUMNER

True Copy Certification

I, Connie Taylor, do hereby make oath that I am a licensed attorney and/or the 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.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Greg Fairbetter, a notary public for this county and state, Connie Taylor who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 11/08/2021

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 8, 2021

Broker Title & Escrow, LLC
1404 17th Ave S
Nashville, TN 37212