Karen Johnson Davidson County
Batch# 290964 DEEDWARR
09/25/2019 02:21:28 PM 2 pgs
Fees: $13.00 Taxes: $1,147.00
20190925-0097530

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

CRT File No. 190922855

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-07-2023

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is: $310,000.00.

Affiant

Subscribed and sworn to before me, this 24th day of September, 2019.

Notary Public
My Commission Expires: 3/7/23

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Samuel Toczylowski and Katherine Toczylowski 1202 6th Avenue North Nashville TN 37208	new owners	Tax Parcel ID No. 082-13-0D-102.00-CO

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, **Robert Hillman Shell, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Samuel Toczylowski and Katherine Toczylowski, husband and wife,** ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 102, Germantown Madison Square Condominiums, as established under Master Deed and By-Laws of record in Instrument 20061019-0129740, as amended in Instrument 20110509-0035408, in the Register's Office, Davidson County, Tennesse, to which Master Deed reference is hereby made for a more particular description of said Unit.

Being the same property conveyed to Robert Hillman Shell, unmarried by Warranty deed from Robert Lufkin, a single man of record in Instrument No. 20140722-0064889 Register's Office for Davidson County, Tennessee, dated July 18, 2014 and recorded on July 22, 2014.

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.

Taxes for the year 2019, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 10, Page 604, Register's Office for Davidson County, Tennessee.

The premises herein insured is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof and is 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

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 19-1202

Regime of Germantown Madison Square Condominiums of record in Instrument Number 20061019-0129740, amended in Instrument No. 20110509-0035408, Register's Office for Davidson County, Tennessee.

Charter of Germantown Madison Square Condominiums Homeowners' Association, Inc. of record in Instrument Number 20060929-0120772, in the Register's Office for Davidson County, Tennessee.

Easement for Sanitary Sewers and/or Storm Drainage, Water Mains, Pumps and Appurtenances of record in Instrument Number 20061220-0156745, in the Register's Office for Davidson County, Tennessee.

Restrictive Covenants Running with the land of the Metropolitan Development and Housing Agency in the Phillips-Jackson Street Redevelopment District of record in Book 9183, Page 130, as amended in Book 11626, Page 280, in the Register's Office for Davidson County, Tennessee.

Stormwater Detention Agreement of record in Instrument Number 20061214-0154052, in the Register's Office for Davidson County, Tennessee.

Subject to rights of others in and to the common areas and/or elements.

This is improved property located at 1202 6th Avenue North Nashville TN 37208

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 24th day of September, 2019.

Robert Hillman Shell

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Witness my hand, at office, this 24th day of September, 2019.

Notary Public

My Commission Expires: _____

JONATHAN HAAS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MAR. 6, 2023