WARRANTY DEED

Karen Johnson Davidson County
Batch# 302461 **DEEDWARR**
10/17/2019 02:28:04 PM 2 pgs
Fees: $13.00 Taxes: $249.75

20191017-0106643

JM-VRES-19-320

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $67,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF OCTOBER, 2019.

Notary Public

MY COMMISSION EXPIRES: 7/6/20

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Renate Arnold	**NEW OWNER**	
(NAME)	(NAME)	**133-15-0A-002.00-CO**
PO Box 203		
(ADDRESS)	(ADDRESS)	
Woodlawn, TN 37191		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **MERON ALEMSEGED AREGAI, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **RENATE ARNOLD, UNMARRIED,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit A-2 of Pagoda Condominium created under title 66, chapter 27, Section 101 et seq., as amended, Tennessee Code Annotated', and as established by a master Deed of record in Book 6111, Page 22, 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 Exhibit A-1 of said master Deed. Reference is hereby made to the Plat of Pagoda Condominium set forth in Exhibit A-2 of said Master Deed for a more complete description of such unit.

Being the same property conveyed to Meron Alemseged Aregai, a single woman by Quitclaim deed from Charles C. Burridge, Trustee for the benefit of the Pagoda A2 Trust of record in Instrument No. 201709025-0097886 Register's Office for Davidson County, Tennessee, dated September 22, 2017 and recorded on September 25, 2017.

This conveyance is subject to:
- Taxes for the year 2019 and subsequent years.
- Master Deed establishing a Horizontal Property Regime of Pagoda Condominium of record in Book 6111, Page 22, Book 9445, Page 492 and Book 10458, Page 936 and Book 3700, Page 61, Register's Office for Davidson County, Tennessee.
- Charter of record in Book 6110, Page 98, in the Register's Office for Davidson County, Tennessee.
- Easement (s) to Metropolitan Government of Nashville and Davidson County, Tennessee, as set forth in instrument recorded in Book 6548, Page 125 and Book 8870, Page 923, Register's Office for Davidson County, Tennessee.
- Grant of Easement of record in Instrument Number 20131209-0124879, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **320 Welch Rd Unit A-2, Nashville, Tennessee 37211**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their 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.

Witness my/our hand(s) this the 14th DAY OF OCTOBER, 2019.

Meron Alemseged Aregai

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MERON ALEMSEGED AREGAI, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 14th of October, 2019.

Notary Public
My Commission Expires: _____
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212