Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #19-1406

Karen Johnson Davidson County
Batch# 303587 DEEDWARR
10/21/2019 03:25:01 PM 2 pgs
Fees: $13.00 Taxes: $2,164.50
20191021-0107775

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Stephanie Marcello, unmarried**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **2118 Natchez Trace LLC, a Tennessee limited liability company**, 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:**

Land in Davidson County, Tennessee, being Unit A of 2118 Natchez Trace Townhomes, a planned unit development, as shown on Exhibit "C" in the Declaration of Covenants, Conditions and Restrictions for 2118 Natchez Trace Townhomes, a Horizontal Property Regime with Private Elements pursuant to Tennessee Code Annotated Section 66-27-103(b) of record in Instrument Number 20151217-0127062, Register's Office for Davidson County Tennessee, to which reference is hereby made for a more complete and accurate legal description of said unit. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the unit, property, co-owners and tenants of 2118 Natchez Trace Townhomes, a Horizontal Property Regime contained in said Declaration, the plat filed at Exhibit "C" to said Declaration appearing in Instrument Number 20151217-0127062 and Bylaws appended hereto as Exhibit "B", said Register's Office, are incorporated herein by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to Stephanie Marcello by deed from Aspen Builders, LLC, a Tennessee Limited Liability Company, dated September 28, 2017, of record in Inst. No. 20171002-0100742, Register's Office for Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 2118 A Natchez Trace, Nashville, TN 37212.

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 covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has 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. 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 THE EXECUTION HEREOF this 16th day of October, 2019.

Stephanie Marcello

NO TITLE EXAMINATION WAS MADE
OR REQUESTED TO BE MADE BY
THE UNDERSIGNED NOTARY PUBLIC

State of Louisiana)
Parish County of East Baton Rouge

On this 16th day of October, 2019, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Stephanie Marcello, the bargainor(s), 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.

"Commissioned for Life"

Notary Public

My Commission Expires: _____

Leanna McGee, Notary Public #151313

LEANNA McGEE NOTARY PUBLIC NO. 151313 EAST BATON ROUGE PARISH, LA

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 585,000.00.

Affiant

Sworn and subscribed before me on this the 18th day of October, 2019.

Notary Public

ANGELA PROSTON-WILLIAMSON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

My Commission Expires: 3/8/22

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:	TAX MAP-PARCEL #:
2118 Natchez Trace LLC 180 N. Ahwahnee Road Lake Forest, IL 60045-2009	NEW OWNER	104-11-3C-001.00