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THIS INSTRUMENT WAS PREPARED BY Bankers Title & Escrow Corp. 3310 West End Ave., Ste. 540 Nashville, TN 37203 P19-26880	STATE OF TENNESSEE COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 314,500.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18 DAY OF December 2019. Notary Public MY COMMISSION EXPIRES: 11/3/20 (AFFIX SEAL)

Karen Johnson Davidson County
Batch# 334029 DEEDWARR
12/23/2019 02:40:01 PM 2 pgs
Fees: $13.00 Taxes: $1,163.65
20191223-0132530

DESIREE D. MAXWELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joseph Drew	CapStar Bank	
2310 Elliott Ave 601	2002 Richard Jones Rd #300A	105-14-0C-601.00-CO
Nashville, TN 37204	Nashville TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Jeffrey M. DiNapoli and Andrea DiNapoli, husband and wife,**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Joseph Drew, an unmarried man,**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain condominium located in Davidson County, Tennessee, being Unit No. 601 of The Park at Melrose Condominium, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101 , et seq. of the Tennessee Code Annotated, under the Master Deed establishing The Park at Melrose Condominiums of record in instrument Number 20070917-0110745, in the Register' s Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all 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 thereof; said Unit being depicted on Exhibit E to said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in said Master Deed.

Being the same property conveyed to Jeffrey M. DiNapoli and Andrea DiNapoli, husband and wife by Warranty deed from Christopher B. Noel, an unmarried man of record in Instrument No. 20170616-0060365 Register's Office for Davidson County, Tennessee, dated June 14, 2017 and recorded on June 16, 2017. (Value of consideration shown in aforementioned deed $287,000.00.)

Being also known as 2310 Elliott Ave 601 601 Nashville, Tennessee 37204.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is __X__ IMPROVED property known as **2310 Elliott Ave 601, Nashville, TN 37204.**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 _____ hand( ) this the 18th day of December, 2019.

Jeffrey M. DiNapoli

Andrea DiNapoli

STATE OF California

COUNTY OF Solano County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Jeffrey M. DiNapoli and Andrea DiNapoli** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 18th day of December, 2019.

My Commission expires: Jan 6, 2023

Notary Public

ARI SANCHEZ
COMM.# 2274546
NOTARY PUBLIC - CALIFORNIA
NAPA COUNTY
My Comm. Expires Jan. 6, 2023