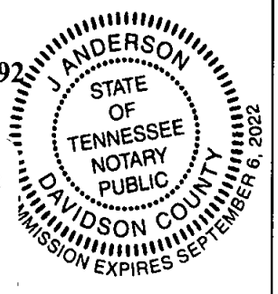
THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd, Ste 203A
Nashville, TN 37215

CRT File No. 200124592



Karen Johnson Davidson County
Batch# 357745 **DEEDWARR**
02/13/2020 10:05:28 AM 2 pgs
Fees: $13.00 Taxes: $2,419.80



20200213-0016599

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $654,000.00.

Affiant

Subscribed and sworn to before me, this 7th day of February, 2020.

Notary Public
My Commission Expires:

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Sparkophone, Inc. c/o Irina Sardayan Crestol Accountancy Corporation 5525 Oakdale Avenue Woodland Hills, CA 91364	New Owner	Tax Parcel ID No. 105-14-0O-004.00 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, **Nicole G. Bird and Michael J. Bird, wife and husband** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Sparkophone, Inc., a California Corporation** ("Grantee"), its 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. 4 , on the Horizontal Property Regime with Private Elements for Elliott Avenue Townhomes, as established in the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20160516-0048883 and amended in Instrument No. 20180808-0078146, Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description.

Being the same property conveyed to NICOLE G. BIRD and MICHAEL J. BIRD, WIFE AND HUSBAND, by deed from EUGENE H. NELSON, of record in Instrument No. 20190109-0002183, dated January 3, 2019, said Register's Office.

Michael J. Bird and Michael Bird being one and the same.

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.

General or special taxes and assessments required to be paid in the year 2020 and subsequent years for Map-Par. 105-14-0O-004.00 CO.

Matters shown on the Plan of record in Plat Book 57, page 95, said Register's Office.

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Instrument No. 20160516-0048883, amended in Instrument No. 20180808-0078146, said Register's Office.

Declaration of Restrictions and Covenants for Stormwater Facilities and Systems in instrument of record in Instrument no. 20160216-0014440, said Register's Office.

This is improved property located at 2118 Elliott Avenue, Unit 8 Nashville TN 37204

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 7th day of February, 2020.

Nicole G. Bird

Michael Bird

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Nicole G. Bird and Michael Bird, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 7th day of February, 2020.

Notary Public

My Commission Expires: _____

