THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 191223913** Karen Johnson Davidson County Batch# 363094 DEEDWARR 02/26/2020 08:26:30 AM 3 pgs Fees: $18.00 Taxes: $1,239.50 20200226-0021157	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: ~~$335,000.00~~ Affiant Subscribed and sworn to before me, this 25th day of February, 2020. Notary Public My Commission Expires: 1/31/2021

WARRANTY DEED

Address New Owner: Ian M. Garcino 156 Jefferson Square Nashville TN 37215	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 131-05-0A-156.00-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, **Melissa Anne Williams, unmarried,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Ian M. Garcino**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A certain condominium apartments recorded in Davidson County, State of Tennessee, described as follows, to-wit: Unit No. L-156 Section One Jefferson Square Townhouses of record in Plat Book 4675, Page 12, in the Register's Office for Davidson County, Tennessee, and described in a Master Deed, recorded in Book 4731, Page 332, of the Register's office for Davidson County, Tennessee to which reference is hereby made. The easements, restrictive covenants, condition and tenants Section One Jefferson Square Townhouses, Contained in the Master Deed and the By-Laws appended thereto, recorded in Book 4731, page 341, of the Register's Office of Davidson County, Tennessee, are incorporated in this deed by reference and made apart hereof the same as though copied herein.

Being the same property conveyed to Melissa Anne Williams by Warranty deed from Anne H. Williams (Widow) of record in Book 8279, page 590, Register's Office for Davidson County, Tennessee, dated January 21, 19991 and recorded on January 22, 19991.

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 2020, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 4675, Page 12, Register's Office for Davidson County, Tennessee.

Master Deed establishing a Horizontal Property Regime of Jefferson Square Townhouses of record in Book 4731, Page 332; Book 5826, Page 693; Book 8550, Page 3 and Instrument No. 20100503-0033416, Register's Office for Davidson County, Tennessee.

By-Laws of record in Book 4731, Page 341, amended in Book 5676, Page 31, Book 5700, Page 719, Book 8036, Page 54, Book 8057, Page 179, Book 8231,

Page 418, Book 8550, Page 973, Book 9276, Page 249, Book 10355, Page 306 and Instrument No. 20051027-0130020, in the Register's Office for Davidson County, Tennessee.

Charter of record in Book 8485, Page 642, Book 8556, Page 701, Instrument No. 20000209-0013274 and Instrument No. 20000209-013275, in the Register's Office for Davidson County, Tennessee.

Grant of Overhead Line Easement to Metropolitan Government of Davidson County, acting by and through the Electric Power Board of record in Instrument Number 20020122-0008268, in the Register's Office for Davidson County, Tennessee.

Grant of Easement of record in Instrument Number 20130517-0050158, in the Register's Office for Davidson County, Tennessee.

Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.

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

This is improved property located at 156 Jefferson Square Nashville TN 37215

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 25th day of February, 2020.

Melissa Anne Williams

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Melissa Anne Williams, 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 25th day of February, 2020.

Notary Public
My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 09, 2022

Certificate of Authenticity

I, Jill Neely, do hereby make oath that I am a license attorney and/or custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Jill Neely

Signature

State of Tennessee

County of Davidson

Personally appeared before me Christy Michelle Jones, **a notary public for this county and state,** Jill Neely **who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.**

Christy Michelle Jones

Notary's Signature

My Commission Expires: _____

Notary's Seal (If on paper)

CHRISTY MICHELLE JONES
STATE OF TENNESSEE
NOTARY PUBLIC
DICKSON COUNTY
MY COMMISSION EXPIRES 2-27-2021