Karen Johnson Davidson County
Batch# 365608 DEEDWARR
03/02/2020 10:21:05 AM 3 pgs
Fees: $18.00 Taxes: $1,498.50
20200302-0022931

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY Fidelity Residential Solutions 120 Longwater Drive Suite 106 Norwell, MA 02061 827648 416534-003146 Kayla Bocchino	STATE OF TENNESSEE COUNTY OF Davidson The actual consideration or value, whichever is greater, for this transfer is $ 405,000.00 Affiant Subscribed and sworn to before me, this the 28th day of February 2020 Notary Public My commission expires: 3-19-2023 (Affix Seal) JENNIFER L. TATE STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires MAR. 19, 2023

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:
NAME: **Eric Angelo Scalzo and Adrienne Marie McKnight**	NAME: Same
STREET ADDRESS: 900 Spain Av Nashville TN	STREET ADDRESS: Same
MAP & PARCEL NO.: 072-09-2U-001.00-CO 37216	

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, Kady E. Alford and Jeffrey W. Alford, wife and husband hereinafter called Grantor, has bargained and sold, and by these presents do hereby transfer and convey unto

Eric Angelo Scalzo and Adrienne Marie McKnight, Husband and Wife

hereinafter called Grantee, his/her heirs and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto, located in Davidson COUNTY, STATE OF TENNESSEE, more particularly described as follows:

See Exhibit A

This is improved property known as: 900 Spain Avenue, Nashville, TN 37216

To have and to hold the said tract or parcel of land, with all the appurtenances, estate, title and interest thereto belonging to the said Grantee, his/her heirs and assigns, forever; and I do covenant with the said Grantee that I am lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his/her heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS MY/OUR SIGNATURE(S) THIS 13th day of December, 2019.

x Kady E. Alford

x Jeffrey W. Alford

State of Tennessee } ss
County of Williamson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Kady E. Alford, married (fill in marital status), 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 who acknowledged that he/she/they executed the same as his/her/their free act and deed.

Witness my hand, at office, this 13th day of December, 2019.

IN WITNESS WHEREOF, I hereunder set my hand and official seal.

LUKE KELLUM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My commission expires 10-2-23

State of Tennessee } ss
County of Williamson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Jeffrey W. Alford, married (fill in marital status), 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 who acknowledged that he/she/they executed the same as his/her/their free act and deed.

Witness my hand, at office, this 13th day of December, 2019.

IN WITNESS WHEREOF, I hereunder set my hand and official seal.

LUKE KELLUM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My commission expires 10-2-23

Exhibit "A"

A certain unit located in Davidson County, Tennessee, being Unit No. A of 900 Spain Avenue Commons, A Horizontal Property Regime With Private Elements, 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 Declaration of Covenants, Conditions and Restrictions 900 Spain Avenue Commons, a Horizontal Property Regime with Private Elements of record in Instrument No. 20171229-0132430, 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 "B" to said Declaration; together with a percentage interest in the common elements and voting percentage as set forth in Exhibit "C" to said Declaration.

Being a portion of the same property conveyed to Kady E. Alford and husband, Jeffrey W. Alford by Warranty deed from Judson E. Pyatt and wife, Laura Pyatt (formerly known as Laura Welch) of record in Instrument No. 20150107-0001543 Register's Office for Davidson County, Tennessee, dated December 30, 2014 and recorded on January 07, 2015.