Karen Johnson Davidson County
Batch# 368202 DEEDWARR
03/05/2020 03:14:36 PM 2 pgs
Fees: $13.00 Taxes: $736.30

20200305-0025113

COUNTY OF DAVIDSON — LEE A. COHEN — TENNESSEE STATE NOTARY PUBLIC

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $199,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26TH DAY OF FEBRUARY, 2020.

Notary Public

MY COMMISSION EXPIRES: MAY 2, 2022

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
MATTHEW A. MELCHIORRE	New Owner	**104-11-0D-017.00CO**
(NAME) **2121 FAIRFAX AVE. #17**	(NAME)	
(ADDRESS) **NASHVILLE, TN 37212**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **LANDMARK SERVICES OF TN LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MATTHEW A. MELCHIORRE, UNMARRIED MAN,** HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit 17, together with the appurtenant interest in the common elements of The Columns Homeowners' Association, a horizontal property regime established by Master Deed, of record in Book 6182, page 943, re-recorded in Book 6922, page 364, Register's Office for Davidson County, Tennessee, said Units being depicted on the Condominium Site Plan attached as Exhibit "C" to the aforementioned Master Deed.

Being the same property conveyed to Landmark Services LLC, a Tennessee Limited Liability Company, by deed from Regale Properties, LLC, a Tennessee Series Limited Liability Company Series No. 1601, of record in Instrument No. 20190422-0036106, dated April 17, 2019, said Register's Office.

This conveyance is subject to Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in the Master Deed (and By-Laws) for The Columns Homeowners' Association of record in Book 6182, page 943, re-recorded in Book 6922, page 364; and any and all other easements, restrictions, and conditions of record which may affect said property in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved(X) property known as **2121 FAIRFAX AVE. #17, NASHVILLE, TN 37212**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: Y-VRES-20-2121

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; 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 my hand this 26th day of February, 2020.

LANDMARK SERVICES OF TN LLC
a Tennessee Limited Liability Company

Sole Member

By: Eric Glasser, Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **Eric Glasser,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be the Sole Member of **Landmark Services of TN LLC**, the within-named bargainor, a Tennessee Limited Liability Company and that he as such Sole Member, being authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing the name of **Landmark Services of TN LLC**, by himself as such Sole Member.

Witness my hand and official seal at office, this 26th day of February, 2020.

My commission expires: **May 2, 2022**

COUNTY OF DAVIDSON
LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC

Lee A. Cohen

Notary Public