SARAH M. TROUPE STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER My Comm. Expires	STATE OF TENNESSEE COUNTY OF ~~WILLIAMSON~~ Sumner The actual consideration or value, whichever is greater, for this transfer is $430,000.00. Affiant Subscribed and sworn to before me, this the 6th day of March, 2020. Notary Public My commission expires: 11/22/2021

THIS INSTRUMENT WAS PREPARED BY
Windmill Title, LLC
7103 Bakers Bridge Ave., Ste 103
Brentwood, TN 37027
Phone: (615) 613-0483

Karen Johnson Davidson County
Batch# 369113 DEEDWARR
03/09/2020 08:49:33 AM 2 pgs
Fees: $13.00 Taxes: $1,591.00
20200309-0025866

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Information for Reference Purposes:
Gerald R. Papica	**NEW OWNER**	**093-13-0D-050-CO**
700 12th Avenue South, Unit 702	700 12th Ave South, Unit 702	
Nashville, TN 37203	Nashville, TN 37203	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Jeffrey B. Marsh and Julie A. Marsh, husband and wife

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Gerald R. Papica, an unmarried man

HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR 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 No. R 702, of Terrazzo, a Condominium, a Horizontal Property Regime , created under Title 66, Chapter 27, Sections 101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed and By-Laws appended thereto of record in Instrument No. 20081223-0122167, as amended by Instrument No. 20090213-0012915 , Instrument No. 20090316-0023301 , Instrument No. 20090325-0026808 and Instrument No. 20090827-0080784, said Register's Office, together with the undivided percentage interest in the common elements appurtenant to said Unit Described in said Master Deed and By-Laws. Reference is hereby made to the plan for Terrazzo Condominiums of record in Instrument 20081223-0122167, at Exhibit B, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Jeffrey B. Marsh and Julie A. Marsh, husband and wife by Warranty deed from Daniel R. Pulley, III, an unmarried man of record in Instrument No. 20170531-0054099 Register's Office for Davidson County, Tennessee, dated May 30, 2017 and recorded on May 31, 2017. (Value of consideration shown in aforementioned deed $369,900.00.) Being also known as 700 12th Avenue South R 702 Nashville, Tennessee 37203.

This conveyance is subject to all recorded declarations, covenants, conditions, restrictions, planning documents and easements of public record in said Register's Office, all applicable governmental and zoning regulations, and a lien for taxes for the current year, which have been prorated and assumed by Grantee.

This is improved (__x__) unimproved (____) property known as 700 12th Avenue South, Unit 702, Nashville, TN 37203.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/OUR HANDS EFFECTIVE AS OF 6th day of March, 2020:

Jeffrey B. Marsh

Julie A. Marsh

STATE OF TENNESSEE	)	**INDIVIDUAL**
	)	**ACKNOWLEDGEMENT**
COUNTY OF WILLIAMSON	)	

Personally appeared before me, a Notary Public of said County and State, Jeffrey B. Marsh and Julie A. Marsh, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this the 6th day of March, 2020.

My Commission Expires: 10/2/2023

Notary Public

BETH THOMAS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires October 02, 2023

20201107R