| THIS INSTRUMENT PREPARED BY: | STATE OF Tennessee )<br>COUNTY OF Davidson ) |
|---|---|
| **The Row Title & Escrow, LLC**<br>**20 Music Square West, Suite 200**<br>**Nashville, TN 37203** | The actual consideration or value, whichever is greater, for this transfer is: $540,000.00<br><br>Affiant<br><br>Subscribed and sworn to before me, this 12 day of March 2020<br><br>Notary Public<br>My Commission Expires: 11/08/2022 |

ASHLEE D. PAGE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Karen Johnson Davidson County
Batch# 373080 DEEDWARR
03/16/2020 03:22:30 PM 3 pgs
Fees: $18.00 Taxes: $1,998.00
20200316-0029072

## WARRANTY DEED

| Address New Owner: | Send Tax Bills to: | Tax Information: |
|---|---|---|
| Morgan Montz and Bridget Beniest<br>1716B Nassau Street<br>Nashville, TN 37208 | New Owner | Tax Parcel ID No.<br>081-08-3N-002.00 |

**FOR AND IN CONSIDERATION** of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **77 SECURITIES, LLC, a Tennessee limited liability company** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **MORGAN MONTZ AND BRIDGET BENIEST, HUSBAND AND WIFE** ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

**A certain unit located in Davidson County, Tennessee, being Unit B of Homes at 1716 Nassau St, 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 establishing Homes at 1716 Nassau St of record in Instrument Number 20190212-0013187, 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 to said Declaration; together with a percentage interest in the common elements and voting percentage as set forth in Exhibit to said Declaration.**

**Being the same property conveyed to 77 SECURITIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by deed from BRADLEY JOSEPH BARS, A MARRIED MAN, of record as Instrument No. 20190327-0027569, dated March 19, 2019, said Register's Office.**

This is improved property commonly known as: **1716B Nassau Street, Nashville, TN 37208**

This conveyance is subject to all zoning and setback requirements, all general utility, sewer, drainage and any other easements and restrictions of record, the lien for property taxes that are not delinquent, any and all subdivision or condominium declarations, covenants, and restrictions of record, and any matters shown on any applicable plat.

**TO HAVE AND TO HOLD** said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their successors, heirs and assigns, forever.

And Grantor covenants that it has 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, their 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 12 day of March 2020.

**77 SECURITIES, LLC**

Craig J. Catanoso Sole MEMBER

**Craig J. Catanoso, Sole Member**

STATE OF TENNESSEE )

COUNTY OF DAVIDSON )

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **CRAIG J. CATANOSO** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged such person to be the **Sole Member** of **77 SECURITIES, LLC**, the within named bargainor, a Tennessee limited liability company, and that such person, executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability company by such person as **Sole Member.**

Witness my hand and official seal at office this 12th day of March 2020

Notary Public

My Commission Expires: 11/3/2020

BRADLEY T. BALD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-03-2020

Certificate of Authenticity

I, Venikkia Branch, do hereby make oath that I am a licensed attorney and/or the 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

Signature

State of Tennessee
County of Davidson
Personally appeared before me, Cari Allen a notary public for this county And state, Venikkia Branch who acknowledges that this certification of an Electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

CARI ALLEN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-5-2021

My Commission Expires: 7-5-21