Karen Johnson Davidson County
Batch# 390806 DEEDWARR
04/23/2020 01:33:30 PM 3 pgs
Fees: $18.00 Taxes: $2,948.90
20200423-0042777

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 20032572

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Sumner

The actual consideration or value, whichever is greater, for this transfer is: $797,000.00.

Affiant

Subscribed and sworn to before me, this 21st day of April, 2020.

Notary Public
My Commission Expires: 6/19/2023

STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY JENNIFER A HOFFMAN My Commission Expires 6-19-2023

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Mark Marzano and Julie Marzano 1304A 7th Avenue North Nashville TN 37208	New Owner 1304A 7th Ave North Nashville, TN 37208	Tax Parcel ID No. 082 09 0X 008.00

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, **Andrew E. Stines and Alyssa A. Stines, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Julie Marzano and Mark Marzano, wife and husband**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 8 and all areas designated as Common Area or Limited Common Area on the plan of Gramercy, a Horizontal Property Regime with Private Elements, filed as Exhibit "B" to and Established by the Declaration of Covenants, Conditions and Restrictions of record at Instrument No. 20141002-0091003, as amended in Instrument No. 20151008-0102915 and as amended and restated in Instrument No. 20191018-0106918, in the Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more particular description of said property.

Being the same property conveyed to Andrew E. Stines and Alyssa A. Stines, husband and wife, by Warranty Deed from Gramercy Germantown, LLC, a Georgia Limited Liability Company, of record in Instrument No. 20170130-0009590, in the Register's Office of Davidson County, Tennessee, dated January 27, 2017 and recorded on January 30, 2017. Also see Affidavit of record in Instrument No. 20170207-0012978, Register's Office of Davidson County, Tennessee.

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.

County of Davidson taxes for the year 2020 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of NORTH NASHVILLE REAL ESTATE COMPANY, as recorded in Plat Book 21, Page(s) 105.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20141002-0091003, as amended in Instrument No. 20151008-0102915 and as amended and restated in Instrument No. 20191018-0106918.

Covenants, Conditions and Restrictions as set forth in Deed Restrictions recorded in Book 548, Page 467 and Book 1117, Page 324.

Covenants, Conditions and Restrictions as set forth in Declaration of Restrictions and Covenants for Stormwater Facilities and Systems recorded in Instrument No. 20141218-0115765.

Property Modifications recorded in Instrument No. 20080904-0090909.

This is improved property located at 1304A 7th Avenue North Nashville TN 37208

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 21st day of April, 2020.

Andrew E. Stines

Alyssa A. Stines

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Andrew E. Stines and Alyssa A. Stines, 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 21st day of April, 2020.

Notary Public

My Commission Expires: _____

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

True Copy Certification

I, Jennifer Hoffman, 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.

Jennifer A Hoffman
Signature

State of Tennessee

County of Sumner

Personally appeared before me, Patti Robitaille, a notary public for this county and state, Jennifer HOFFMAN who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Patti Robitaille
Notary's Signature

My Commission Expires: 3/1/2023
Notary' Seal (if on paper)

PATTI ROBITAILLE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY