# WARRANTY DEED

Karen Johnson Davidson County
Batch# 399251 **DEEDWARR**
05/12/2020 01:13:40 PM 2 pgs
Fees: $13.00 Taxes: $1,198.43

20200512-0049187

W-SB-VRES-20-1501

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $323,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF MAY, 2020.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

RYAN TERRELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 05-02-2022

**THIS INSTRUMENT WAS PREPARED BY**

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP / PARCEL NUMBER (S) |
|---|---|---|
| **Chelsea Leigh Marcantonio** | **SWBC Mortgage** | |
| (NAME) | (NAME) | |
| **1501 G 9th Avenue North** | **9311 San Pedro Ave., Ste. 100** | **081-12-0S-001.00-CO** |
| (ADDRESS) | (ADDRESS) | |
| **Nashville, TN 37208** | **San Antonio, TX 78216** | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

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 consideration, the receipt of which is hereby acknowledged, **KHALID AKIL DANIELS AND TONYA FORT DANIELS, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **CHELSEA LEIGH MARCANTONIO, AN UNMARRIED WOMAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit 1 of Buena Vista Place, as shown on the site plan attached as Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions for Buena Vista Place, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20140328-0025728, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Khalid Akil Daniels and Tonya Fort Daniels, husband and wife by Warranty deed from RWA/BVP Associates, LLC, a Tennessee limited liability company of record in Instrument No. 20150504-0040395 Register's Office for Davidson County, Tennessee, dated April 29, 2015 and recorded on May 04, 2015. (Value of consideration shown in aforementioned deed $252,000.00.) Being also known as 1501 G 9th Avenue North 1 Nashville, Tennessee 37208.

This conveyance is subject to:
- Taxes for the year 2020 and subsequent years.
- All matters shown on the Plan of record in Plat Book 21, Page 23, Register's Office for Davidson County, Tennessee.
- All matters shown on the Plan attached as Exhibit "B" to the Declaration of record in Instrument No. 20140328-0025728, Register's Office of Davidson County, Tennessee.
- Covenants, Conditions, Restrictions and By-Laws of record in Instrument No. 20140328-0025728, Register's Office for Davidson County, Tennessee.
- Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument No. 20130904-0093086, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1501 G 9th Avenue North, Nashville, Tennessee 37208**.

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 hand(s) this the 7th DAY OF MAY, 2020.

Khalid Akil Daniels by John Gleaves,
Attorney in Fact

Tonya Fort Daniels by John Gleaves,
Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN GLEAVES, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of KHALID AKIL DANIELS AND TONYA FORT DANIELS, and who acknowledged he/she/they executed the same as the free act and deed of the said KHALID AKIL DANIELS AND TONYA FORT DANIELS.

Witness my hand and official seal, this the 7th of May, 2020.

Notary Public
My Commission Expires: _____
(SEAL)




**RETURN TO:**
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212