2

WARRANTY DEED

Karen Johnson Davidson County
Batch# 407861 DEEDWARR
05/29/2020 03:27:59 PM 2 pgs
Fees: $13.00 Taxes: $1,322.75

20200529-0055752

BRIANA GAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2024

G-OPP-20-321

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $357,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF MAY, 2020.

Briana Gage
Notary Public

MY COMMISSION EXPIRES: 1/8/24
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE STE. 540
NASHVILLE, TN 37203

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)
Faith Meyer Yeung	New Owner	
(NAME)	(NAME)	**083-13-0-460.00**
321 S 16th Street		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(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, **JAMES M. ROZZONI, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **FAITH MEYER YEUNG,** 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 Lot No. 330 on the Plan of Plat of The Edgefield Land Company's Second or Spring Subdivision of record in Plat Book 57, Page 152, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to James M. Rozzoni, unmarried by Warranty deed from Leah Roberts, unmarried of record in Instrument No. 20141010-0094064 Register's Office for Davidson County, Tennessee, dated October 08, 2014 and recorded on October 10, 2014.

This conveyance is subject to:
- Taxes for the year 2020, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 57, Page 152, Register's Office for Davidson County, Tennessee.
- Easement of record in Instrument Number 20170105-0001423, 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: **321 S 16th Street, Nashville, Tennessee 37206**.

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 28th DAY OF MAY, 2020.

James M. Rozzoni by Margaret Means,
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, Margaret Means, 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 JAMES M. ROZZONI, and who acknowledged he/she/they executed the same as the free act and deed of the said JAMES M. ROZZONI.

Witness my hand and official seal, this the 28th of May, 2020.

Notary Public
My Commission Expires: 1/8/24
(SEAL)

BRIANA GAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2024

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