WARRANTY DEED

Karen Johnson Davidson County
Batch# 435664 DEEDWARR
07/10/2020 03:34:10 PM 2 pgs
Fees: $13.00 Taxes: $2,867.50

20200710-0075837

STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAM E GRONES
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $775,000.00.

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 03/07/2023

(AFFIX SEAL)

A-BMR-19-1004

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)
Donald Joseph Bivacca and Beverly Bivacca	**New Owner**	
(NAME)	(NAME)	**105-01-1O-001.00-CO**
1004 14th Avenue South		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212		
(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, **ANMOL P. MEHTA, SINGLE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **DONALD JOSEPH BIVACCA AND BEVERLY BIVACCA, HUSBAND AND WIFE,** 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 No. 1 of 1004 14th Avenue South Townhomes, and described in a Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20181025-0105637, Register's Office for said County, to which reference is hereby made for a more complete description of said Unit.

Being a portion of the same property conveyed to LMI Development Group, LLC by Warranty deed from John L. Sneed and wife, Gwendolyn B. Sneed of record in Instrument No. 20180604-0053081 Register's Office for Davidson County, Tennessee, dated May 31, 2018 and recorded on June 04, 2018.

Being a portion of the same property conveyed to 1004 14th, LLC, a Tennessee Limited Liability Company by Quitclaim deed from LMI Development Group, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20181025-0105636 Register's Office for Davidson County, Tennessee, dated October 18, 2018 and recorded on October 25, 2018.

Being the same property conveyed to Anmol P. Mehta by Quitclaim deed from 1004 14th, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20190528-0050232 Register's Office for Davidson County, Tennessee, dated May 23, 2019 and recorded on May 28, 2019.

Power of Attorney of Record in Instrument No 20200414-0038586 Register's Office for Davidson County, Tennessee.

This conveyance is subject to:

- Subject to all matters shown on the Plan of record in Plat Book 4860, Page 54, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20181025-0105637, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 6351, Page 26, in the Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 4220, Page 723, in the Register's Office for Davidson County, Tennessee.
- Charter for Edgehill Estates Homeowners Association, Inc. of record in Book 7526, Page 624, in the Register's Office for Davidson County, Tennessee.
- Charter of record in Instrument Number 20181030-0107473, in the Register's Office for Davidson County, Tennessee.
- Articles Organization of record in Instrument Number 20181116-0113320, in the Register's Office for Davidson County, Tennessee.
- Subject to rights of others in and to the common areas and/or elements.
- Taxes for 2020 and subsequent years a lien not yet due and payable.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1004 14th Avenue South, Nashville, Tennessee 37212**.

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 26th DAY OF JUNE, 2020.

Anmol P. Mehta by Laura Mitchell, Attorney-in-fact
Anmol P. Mehta by Laura Mitchell as 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, LAURA MITCHELL, 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 ANMOL P. MEHTA, and who acknowledged he/she/they executed the same as the free act and deed of the said ANMOL P. MEHTA.

Witness my hand and official seal, this the 26th of June, 2020.

Notary Public
My Commission Expires 10-2-23
(SEAL)

ALISON RODGERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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