Karen Johnson Davidson County
Batch# 446533 DEEDWARR
07/29/2020 03:43:30 PM 3 pgs
Fees: $18.00 Taxes: $2,553.00
20200729-0083756

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 200728331**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $690,000.00. Affiant Subscribed and sworn to before me, this 29th day of July, 2020. Notary Public My Commission Expires: 07/11/2021 LISA ANEY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

WARRANTY DEED

Address New Owner: Lindsey Feinstein 824 13th Avenue Nashville TN 37203	Send Tax Bills To: New Owner "SAME"	Tax Information: Tax Parcel ID No. 093-13-0T-015.00

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, **Gulchetto Enterprises, LLC, a Tennessee limited liability company** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Lindsey Feinstein , a single woman,** ("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. 15, Element Gulch, a Condominium, a Horizontal Property Regime with Private Elements, as shown in the Declaration of Covenants, Conditions and Restrictions for Element Gulch, a Condominium, of record in Instrument No. 20150930-0099318, as amended in Instrument No. 20160208-0012097, and Instrument No. 20160727-0077432, 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 Gulchetto Enterprises, LLC, a Tennessee limited liability company by Quitclaim deed from Restoration Properties, LLC, a Tennessee limited liability company of record in Instrument No. 20160613-0059685 Register's Office for Davidson County, Tennessee, dated May 23 2016 and recorded on June 13, 2016.

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.

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 161, Page 61, 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 20150930-0099318, as amended in Instrument No. 20160208-0012097, and Instrument No. 20160727-0077432 and Scrivener's Affidavit recorded in Instrument No. 20180824-0084267 Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national

origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons

Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument Number 20150520-0046353, Instrument No. 20161024-0111840in the Register's Office for Davidson County, Tennessee.

Charter for Element Gulch Association, Inc. of record in Instrument Number 20151023-0107999, Instrument No. 20160613-0059684 in the Register's Office for Davidson County, Tennessee.

Agreement for Dedication of Easement and/or Public Street Right-of Way of record in Instrument Number 20161108-00118037, in the Register's Office for Davidson County, Tennessee.

Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.

Subject to rights of others in and to the common areas and/or elements.

This is improved property located at 824 13th Avenue Nashville TN 37203

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 29th day of July, 2020.

Gulchetto Enterprises, LLC

BY: ⊗

William Ruff, Chief Executive Officer/Member

STATE OF Alabama
COUNTY OF Jefferson

Before me, the undersigned, of the State and County aforesaid, personally appeared William Ruff, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Chief Executive Officer/Member (or other officer authorized to execute the instrument) of Gulchetto Enterprises, LLC, a Tennessee Limited Liability Company, the within named bargainor, and that he as such authorized Chief Executive Officer/Member has executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as such aforesaid authorized member.

Witness my hand, at office, this 29th day of July, 2020.

ANNETTE T RUFF NOTARY PUBLIC ALABAMA STATE AT LARGE

Notary Public

My Commission Expires: 2/23/2021

Tennessee Certification of Electronic Document

I, Todd A. Tressler II, do hereby make oath that I am a licensed attorney and/or the
Signer's Name

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 Wilson

Personally appeared before me, Danielle Imbaratto, a notary public for this county and
Notary's Name

state, Todd A. Tressler II, who acknowledges that this certification of an electronic
Signer's Name

document is true and correct and whose signature I have witnessed.

Notary Signature

MY COMMISSION EXPIRES: 10-6-21

NOTARY'S SEAL

DANIELLE IMBARATTO
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registrars prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subsection (2).