Karen Johnson Davidson County
Batch# 449097 DEEDWARR
08/03/2020 02:59:30 PM 3 pgs
Fees: $18.00 Taxes: $2,897.10
20200803-0085539

#35577

This instrument prepared by:
Brian Lavoy Payne, Attorney at Law, PLLC
3200 West End Avenue, Suite 500
Nashville, TN 37203
TN BPR # 11639
P 615.414.1368 F 615.915.4964

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $783,000.00.

Affiant

Subscribed and sworn to before me, this 31st day of July, 2020.

Notary Public
My commission expires: 10-2-2023

EILEEN K. HOPKINS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES OCTOBER 2, 2023

Address of New Owner:	Send Tax Bills to:	Tax Information
ROCCO GRIMALDI	~~NEW OWNER~~ Morgan Stanley	116-13-0-F 010.00CO
505 BELLE POST ROAD	4270 Ivy Pointe Blvd. Suite 400	
NASHVILLE, TN 37205	Cincinnati, OH 45245	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **JAMES A. LEBS AND PATRICIA LEBS, HUSBAND AND WIFE,** hereinafter referred to as Grantors, have bargained and sold, and does hereby transfer and convey to, **ROCCO N. GRIMALDI AND ABIGAIL L. GRIMALDI, HUSBAND AND WIFE,** hereinafter called the Grantees, their successors and assigns, a 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. 10, TOGETHER WITH THE APPURTENANT INTEREST IN THE COMMON ELEMENTS OF BELLE POST, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS ESTABLISHED BY DECLARATION IN INSTRUMENT NO. 20151109-0113732, AMENDED BY FIRST AMENDMENT IN INSTRUMENT NO. 20151230-0131083, SECOND AMENDMENT IN INSTRUMENT NO. 20160115-0004321, THIRD AMENDMENT IN INSTRUMENT NO. 20160509-0045637, AND FOURTH AMENDMENT IN INSTRUMENT NO. 20160720-0074834, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, SAID UNIT BEING DEPICTED ON THE SITE PLAN ATTACHED AS EXHIBIT A TO THE AFOREMENTIONED THIRD AMENDMENT TO DECLARATION IN INSTURMENT NO. 20160509-0045637, AND BEING LOCATED UPON LOT NO. 2 RESUBDIVISION OF LOT NO. 32 ON THE PLAN OF HARDING PARK OF RECORD IN PLAT BOOK 3500, PAGE 96, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEING THE SAME PROPERTY CONVEYED TO JAMES A. LEBS AND PATRICIA LEBS, HUSBAND AND WIFE BY WARRANTY DEED DATED AUGUST 5, 2019 FROM CHRISTOPHER A. WELCH AND LAUREN S. WELCH, HUSBAND AND WIFE, OF RECORD

IN INSTRUMENT NO. 20190805-0077580, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This property is improved property known as 505 BELLE POST ROAD, NASHVILLE, TN 37205.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and assigns, forever. Grantor covenants with Grantees that Grantors are lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantors do further covenant and bind themselves, their heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, 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 hand this 29th day of July, 2020.

JAMES A. LEBS

PATRICIA LEBS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, JAMES A. LEBS AND PATRICIA LEBS, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged she executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, Tennessee, this 29th day of July, 2020.

Notary Public

My Commission expires: 11/08/22 (seal)

BRIAN PAYNE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

TRUE COPY CERTIFICATION

I, GEORGE E. MUDTER, JR., 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 and authenticated according to law.

GEORGE E. MUDTER, JR.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Stacy L. Thomas, a Notary Public for this County and State, George E. Mudter, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature
My Commission Expires: October 2, 2023
Notary Seal:

