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| **THIS INSTRUMENT PREPARED BY:**<br>**Chapman & Rosenthal Title, Inc.**<br>**10 Burton Hills Blvd, Ste 130**<br>**Nashville, TN 37215**<br><br>**CRT File No. 200628162**<br><br>Karen Johnson Davidson County<br>Batch# 449567 **DEEDWARR**<br>08/04/2020 01:24:25 PM 2 pgs<br>Fees: $13.00 Taxes: $730.75<br>20200804-0086203 | STATE OF TENNESSEE )<br>COUNTY OF DAVIDSON )<br><br>The actual consideration or value, whichever is greater, for this transfer is: $197,500.00<br><br>Affiant<br><br>Subscribed and sworn to before me, this 31st day of July, 2020.<br><br>Stacey Denson Palmer<br>Notary Public<br>My Commission Expires: 1/3/23<br><br>STACEY DENSON PALMER<br>STATE OF TENNESSEE<br>NOTARY PUBLIC<br>DAVIDSON COUNTY |

## WARRANTY DEED

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| Address New Owner:<br>Clara E. Leonard<br>414 Rosedale Avenue #309<br>Nashville TN 37211 | Send Tax Bills To:<br>SWBC Mortgage Corp<br>9311 San Pedro #100<br>San Antonio, TX 78216 | Tax Information:<br>Tax Parcel ID No.<br>105 16 0C 067.00 |

**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, **Daphne Ann Bugelli, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Clara E. Leonard 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:

Being a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 414309, Building No. C-2 as specified on the Plat shown in the Declaration of Covenants, Conditions and Restrictions and Bylaws, on the Plan of Park at Melrose Heights, a Condominium Development, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee code Annotated, and as established by the Declaration of Covenants, Conditions and Restrictions and Bylaws for Park at Melrose Heights, a Condominium Development, of record in Instrument No. 20140903-0080570, amended in Instrument No. 20150211-0012545, Second Amendment of record in Instrument No. 20150223-0015231, and Third Amendment of record in Instrument No. 20160524-0051837 and Assignment of Declarant's Rights as of record in Instrument No. 20151019-0106253, and any amendments thereto, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Declaration of Covenants, Conditions and Restrictions and Bylaws. Reference is hereby made to the plan of Park at Melrose Heights, a Condominium Development, for placement of Units, as set on Exhibit "D", Parts C1 and C2 on the Third Amendment to the Declarations, of record in Instrument No. 20160524-0051837, said Register's Office, for a more complete identification and description of such Unit.

Being the same property conveyed to Daphne Ann Bugelli, a Single Women, by Warranty Deed from Park at Melrose Heights II, LLC, a Tennessee Limited liability company, of record in Instrument No. 20161123-0123607, in the Register's Office of Davidson County, Tennessee, dated November 21, 2016 and recorded on November 23, 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.

Return to:
Rudy Title and Escrow LLC

County of Davidson taxes for the year 2020 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of John H. Canaday's Subdivision of West Lawn, as recorded in Plat Book 322, Page(s) 90.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20140903-0080570, as amended in Instrument No(s). 20150211-0012545, 20150223-0015231 and 20160524-0051837 and Assignment of Declarant's Rights in Instrument No. 20151019-0106253.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20111209-0096389, as supplemented in Instrument No. 20130904-0093227.

Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 4251, Page 953 and Instrument No. 20081103-0108990 and 20151120-0117818.

Easement for Utility Line recorded in Instrument No. 20131219-0128193.

Inspection and Maintenance Agreement for Private Stormwater Management Facilities as set forth in instrument recorded in Instrument Nos. 20081103-0108951 and 20150126-0007090.

Easements retained by Metro Government pursuant to an alley closure, of record as Bill No. 087-22 in the Metro Clerk's Office, closing Alley No. 1833 East of Canady Avenue and Bill No. BL2008-255 closing Alley No. 1834.

Application to Combine Parcels, of record in Instrument No. 20080508-0047907, Register's Office for Davidson County, Tennessee.

This is improved property located at 414 ~~Rosewood~~ Rosedale Avenue #309 Nashville TN 37211

**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 31st day of July, 2020.

Daphne Ann Bugelli

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Daphne Ann Bugelli, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 31st day of July, 2020.

SHIRA KINGREY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 7, 2021

Notary Public
My Commission Expires: _____