This Instrument Prepared By:
Thomas I. Bottorff, Attorney-at-Law
Watauga Title and Escrow Co., LLC
230 Glenis Drive, Suite 304, Liberty Square
Murfreesboro, Tennessee 37129
from information furnished by the parties

ADDRESS NEW OWNER:
Carl Stone
2310 Elliott Ave. #129
Nashville, Tennessee 37204

SEND TAX BILL TO:
New owner

Karen Johnson Davidson County
Batch# 450193 **DEEDWARR**
08/05/2020 08:38:02 AM 2 pgs
Fees: $13.00 Taxes: $1,272.80

20200805-0086500

Map/Parcel
#105-14-C-129.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Colin David Bonfiglio and wife, Laura Bonfiglio,** hereinafter called the "GRANTORS", have bargained and sold, and by these presents, do transfer and convey unto **Carl Stone and Paul Stone,** hereinafter called the "GRANTEES", their heirs 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. 129** as specified on the Plat shown in the Master Deed, on the Plan of **The Park at Melrose Condominiums, a Horizontal Property Regime**, created under Title 66, Section 27-101,et seq., as amended, Tennessee Code Annotated, and as established by Master Deed for The Park at Melrose Condominiums, of record under Instrument No. 20070917-0110745, Registers Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, said Registers Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed, Reference is hereby made to the plan of The Park at Melrose Condominiums, for placement of Units, as shown on Exhibit E to the Master Deed of record under Instrument No. 20070917-0110745, said Registers Office, for a more complete identification and description of such Unit.

Being the same property conveyed to Colin David Bonfiglio and wife, Laura Bonfiglio by Quitclaim Deed dated August 2, 2012 from Colin David Configlio, appearing of record in Instrument No. 20120822-0075231, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2020 and subsequent years.

This is **improved** property known as **2310 Elliott Ave. Unit #129, Nashville, Tennessee 37204.**

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 and assigns, forever, and, GRANTORS do covenant with the said GRANTEES that they 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, GRANTORS, do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, and their heirs and assigns, against the lawful claims of all persons whomsoever. Whereever 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 OUR HANDS, this the 31st day of **July, 2020**.

Colin David Bonfiglio

Laura Bonfiglio

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Colin David Bonfiglio and Laura Bonfiglio**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 31st day of July, 2020.

R. Francene Kavin
NOTARY PUBLIC

My Commission Expires: 10/31/2020

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $344,000.00.

AFFIANT

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

NOTARY PUBLIC

My Commission Expires: 6-24-2023

File No. 20076107