Warranty Deed

Karen Johnson Davidson County Batch# 462797 DEEDWARR 08/24/2020 12:40:04 PM 2 pgs Fees: $13.00 Taxes: $4,051.50 20200824-0095503	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $1,095,000.00. Affiant Subscribed and sworn to before me, this the 14th day of August, 2020. Notary Public My commission expires: WENDY KRYGER Notary Public - State of New York NO. 01KR5006622 Qualified in Broome County My Commission Expires Jan 4, 2023

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Jacqueline Callandriello Dominick J. Callandriello	New Owner	093-13-3C-002.00-CO
62 Brook Drive S		
Morristown, NJ 07960		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **R. DOUGLAS COLTON, MARRIED***, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JACQUELINE CALLANDRIELLO AND DOMINICK J. CALLANDRIELLO**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land situated in Davidson County, Tennessee, being Unit 2, as established in Declaration of Covenants, Conditions and Restrictions for Homes at 1506 South Street, a Horizontal Property Regime with Private Elements of record at Instrument No. 20180426-0039310, in the Register's Office of Davidson, Tennessee with Plat attached as Exhibit "B" to which Master Deed reference is hereby made for a more particular description of said property.

Being a portion of the same property conveyed to R. Douglas Colton, unmarried by Warranty deed from Mary Lynn Hodges and spouse, Gerard Hodges of record in Book 11356, page 738 Register's Office for Davidson County , Tennessee, dated February 17, 1999 and recorded on February 25, 1999.

**This being investment property only, having never been the personal residence of grantor at any time, Grantor warrants that he/she has never lived in the subject property as a married person and that the subject property is not subject to any homestead, dower or other marital rights or interests as contemplated by T.C.A. 26-2-301 or other similar statute therein.*

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 1506 B South Street, Nashville, TN 37212, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE ~~14th~~ BH day of August, 2020.

R. Douglas Colton

STATE OF NEW YORK
COUNTY OF Cayuga

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named R. Douglas Colton, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 13th day of August, 2020.

Notary Public

My Commission Expires: 1-04-23

WENDY KRYGER
Notary Public - State of New York
NO. 01KR5006622
Qualified in Broome County
My Commission Expires Jan 4, 2023