WARRANTY DEED

Karen Johnson Davidson County
Batch# 480973 DEEDWARR
09/22/2020 12:47:27 PM 2 pgs
Fees: $13.00 Taxes: $1,017.50

20200922-0108618

A-C-20-3000-63

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $275,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF SEPTEMBER, 2020.

Notary Public

MY COMMISSION EXPIRES: 4/9/24

(AFFIX SEAL)

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-09-2024

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Alexa Francesca Valforte and Antonella Valforte	**New Owner**	
(NAME) **3000 Hillsboro Pike Apt 63**	(NAME)	**117-03-0A-063.00-CO**
(ADDRESS) **Nashville, TN 37215**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **PATRICK CASEY CARTER AND WIFE, PATRICIA HALEY CARTER,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ALEXA FRANCESCA VALFORTE, A SINGLE WOMAN AND ANTONELLA VALFORTE, A MARRIED WOMAN, AS TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being a certain condominium apartment in Davidson County, Tennessee, being Unit No. 63 on the plan of Versailles Apartments, of record in Book 5050, page 80, as amended by surveyor's certificate of correction for record in Book 5171, page 153, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Patrick Casey Carter and wife, Patricia Haley Carter by Warranty deed from Lori E. Stone, unmarried of record in Instrument No. 20010522-0052965 Register's Office for Davidson County, Tennessee, dated May 04, 2001 and recorded on May 22, 2001.

This conveyance is subject to:
- Taxes for 2020 and subsequent years a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 5050, Page 80, corrected in Book 5171, page 153, Register's Office for Davidson County, Tennessee.
- Master Deed establishing a Horizontal Property Regime of Versailles Apartments of record in Book 5168, Page 944, as amended in Book 7770, page 955 and Book 8434, page 719, Register's Office for Davidson County, Tennessee.
- By-Laws of record in Book 5168, Page 961, as amended in Book 5589, Page 367, Book 5659, page 641 and Book 5667, page 375, in the Register's Office for Davidson County, Tennessee.
- Charter of record in Book 5179, Page 858, in the Register's Office for Davidson County, Tennessee.
- Easement for Access of record in Book 4240, Page 209 and Book 5221, page 681, in the Register's Office for Davidson County, Tennessee.
- Easement for Sanitary Sewer/Storm Drainage of record in Book 4158, Page 34, in the Register's Office for Davidson County, Tennessee.
- Easement for Sanitary Sewer of record in Book 3531, Page 592, in the Register's Office for Davidson County, Tennessee.
- Grant of Easement of record in Instrument Number 20171127-0120858, 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.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **3000 Hillsboro Pike Apt 63, Nashville, Tennessee 37215**.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), 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/our hand(s) this the 17 DAY OF SEPTEMBER, 2020.

Patrick Casey Carter

Patricia Haley Carter

STATE OF New Mexico
COUNTY OF Santa Fe

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

Witness my hand and official seal, this the 17 ~~18th~~ of September, 2020.

Notary Public
My Commission Expires: 11/20/2021
(SEAL)

OFFICIAL SEAL
MARIAH WATKINS
NOTARY PUBLIC - STATE OF NEW MEXICO
My Commission Expires 11/20/2021

STATE OF New Mexico
COUNTY OF Santa Fe

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

Witness my hand and official seal, this the 17 ~~18th~~ of September, 2020.

Notary Public
My Commission Expires: 11/20/2021
(SEAL)

OFFICIAL SEAL
MARIAH WATKINS
NOTARY PUBLIC - STATE OF NEW MEXICO
My Commission Expires 11/20/2021

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212