THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 200829279

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $1,149,250.00.

Affiant

Subscribed and sworn to before me, this 28th day of September, 2020.

Notary Public
My Commission Expires: _____

JAMES A. WAECHTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

Karen Johnson Davidson County
Batch# 485096 DEEDWARR
09/29/2020 10:50:30 AM 2 pgs
Fees: $13.00 Taxes: $4,252.23

20200929-0111930

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Colin Compas and Brittany Compas 902 Waldkirch Avenue Nashville TN 37204	New Owner	Tax Parcel ID No. 105 13 0 360.00

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, **Nicole Suzanne Onufrey and Matthew Sean Rotondo, wife and husband** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Colin Compas and Brittany Compas, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being part of Lot 46 on the Plan of Waldkirch, a Subdivision of Lots Nos. 8 & 9 in W.L.B. Lawrence Plan of record in Book 421, page 90, Register's Office for Davidson County, Tennessee.

Said Lot No. 46 fronts 50 feet on the Northerly side of Waldkirch Avenue and runs back Northwardly 150.6 feet on the Westerly line and 149.5 feet on Easterly line to a 15 foot alley in the rear, on which it measures 50 feet.

Included in the above description but excluded from this conveyance is a small triangle, measuring approximately 33.78 X 2.45 X 34 feet, conveyed to Jesse J. Clark and wife, by Deed from Elizabeth (Prince) Bobo of record in Book 2498, Page 139, said Register's Office.

Being the same property conveyed to Nicole Suzanne Onufrey and Matthew Sean Rotondo, by Warranty Deed from James T. Trone and wife, Misty Trone and Timothy H. Trone, married, of record in Instrument No. 20150922-0096176, in the Register's Office of Davidson County, Tennessee, dated September 18, 2015 and recorded on September 22, 2015.

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.

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

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Waldkirch, a Subdivision of Lots Nos. 8 & 9 in W.L.B. Lawrence Plan, as recorded in Plat Book 421, Page(s) 90.

Easement recorded in Book 2489, Page 139.

Restrictive Covenant for Accessory Dwelling, Detached Historical as set forth in instrument recorded in Instrument No. 20200205-0013224.

This is improved property located at 902 Waldkirch Avenue Nashville TN 37204

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 28th day of September, 2020.

Nicole Suzanne Onufrey

Matthew Sean Rotondo

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Nicole Suzanne Onufrey and Matthew Sean Rotondo, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 28th day of September, 2020.

Notary Public

My Commission Expires: _____

