# WARRANTY DEED

Karen Johnson Davidson County
Batch# 490851 DEEDWARR
10/07/2020 10:07:32 AM 2 pgs
Fees: $13.00 Taxes: $1,979.50

20201007-0116188

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $535,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 29th DAY OF September, 2020.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Daniel Michael Cottrell | NEW OWNER | |
| (NAME) | (NAME) | |
| 1215 4th Ave. | | 082 09 0Q 027.00 |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37208 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **JAMES M. PATRICELLI AND KARIN J. PATRICELLI, TRUSTEES OF THE PATRICELLI FAMILY TRUST UAD SEPTEMBER 29, 2016,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DANIEL MICHAEL COTTRELL, UNMARRIED,** 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:

**A certain condominium located in Davidson County, Tennessee, being Unit No. 1215 of Horizontal Property Regime of 4th and Monroe, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing Horizontal Property Regime of 4th and Monroe of record in Instrument Number 20070619-0073328, as amended in Instrument No's. 20080122-0006730, 20080606-0058487, 20100625-0049730, 20120824-0076410, 20130411-0035975, 20130718-0074552, 20150130-0009095, 20160119-0004667 in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on Exhibit D to said Amended and Restated Master Deed in Instrument Nos. 20120824-0076410, 20130411-0035975, 20130718-0074552, 20150130-0009095, 20160119-0004667; together with a percentage interest in the common elements and voting percentage as set forth in Exhibit A-1 to said Amended and Restated Master Deed in Instrument No. 20120824-0076410, and further amended in Instrument Nos. 20130411- 0035975, 20130718-0074552, 20150130-0009095, 20160119-0004667, said Register's Office.**

**Being the same property conveyed to James M. Patricelli and Karin J. Patricelli, Trustees of the Patricelli Family Trust dated September 29, 2016, by Warranty Deed from Robert A. Shearer and Sherry L. Shearer, husband and wife, of record in Instrument No. 20170710-0068853, in the Register's Office of Davidson County, Tennessee, dated July 07, 2017 and recorded on July 10, 2017.**

**This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.**

unimproved _
This is improved x property, known as 1215 4th Ave., Nashville, TN 37208
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 we do covenant with the said GRANTEES 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 GRANTEES, 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 hand this 29 day of September, 2020

PATRICELLI FAMILY TRUST UAD SEPTEMBER 29, 2016

BY: _____
JAMES M. PATRICELLI, TRUSTEE

BY: _____
KARIN J. PATRICELLI, TRUSTEE

STATE OF Florida
COUNTY OF Walton

Personally appeared before me, the undersigned notary public, James M. Patricelli and Karin J. Patricelli with whom I am personally acquainted and who acknowledged that they executed the within instrument for the purposes therein contained, and who further acknowledged that they are the Trustees of the Patricelli Family Trust UAD September 29, 2016, and who further acknowledged that they are authorized by said Trust Agreement to execute the within instrument as Trustees of said Trust.

Witness my hand and official seal this 29 day of September, 2020.

Commission expires:

Amanda Neely
Notary Public

Notary Public State of Florida
Amanda Neely
My Commission GG 312695
Expires 03/17/2023