Karen Johnson Davidson County
Batch# 494525 DEEDWARR
10/14/2020 09:17:30 AM 3 pgs
Fees: $18.00 Taxes: $3,145.00
20201014-0119182

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 200930136**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $850,000.00. Carmen Coats Affiant Subscribed and sworn to before me, this 9th day of October, 2020. Emily Dudley Notary Public My Commission Expires: 09-32-2024

EMILY MORGAN DUDLEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 32, 2024

WARRANTY DEED

Address New Owner: James Martin Daley and Fernando Gabriel Manfredi 1503 Clifton Lane Nashville TN 37215	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 117 12 0L 001.00

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, **Brett James Cornelius** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **James Martin Daley and Fernando Gabriel Manfredi, married to each other**, ("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 Unit A of 1503 Clifton Cottages, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for 1503 Clifton Cottages, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20151001-0099785, Register' s Office for Davidson County, Tennessee, to which reference is hereby made, The easement, restrictive covenants, condition and regulations imposed upon and relating to the units, property, co-owners and tenants of 1503 Clifton Cottages, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit " B" to said Declaration appearing in Instrument No. 20151001-0099785, and Bylaws appended thereto as Exhibit " C" , said Register' s Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being the same property conveyed to Brett James Cornelius by Warranty deed from Marc David Goldstone and Amanda DePriest OTT of record in Instrument No. 20160912-0095462 Register's Office for Davidson County, Tennessee, dated September 09, 2016 and recorded on September 12, 2016

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.

Taxes for the year 2021, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 1424, Page 22, Register's Office for Davidson County, Tennessee.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20140818-0074285, Register's Office for Davidson County, Tennessee.

Charter for 1503 Clifton Cottages Homeowners Association, Inc. of record in Instrument Number 20140827-0077980, in the Register's Office for Davidson County, Tennessee.
Subject to rights of others in and to the common areas and/or elements.

This is improved property located at 1503 Clifton Lane Nashville TN 37215

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 9th day of October, 2020.

Brett James Cornelius

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Brett James Cornelius, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 9th day of October, 2020.

Notary Public
My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 09, 2022

True Copy Certification

I, **Angie Lawless**, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of **TN**
County of **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5-2-22

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022