Karen Johnson Davidson County
Batch# 501602 DEEDWARR
10/26/2020 12:34:07 PM 3 pgs
Fees: $18.00 Taxes: $7,307.50
20201026-0123848

THIS INSTRUMENT PREPARED BY: Mudter, Patterson & Cox PLLC 3811 Bedford Avenue Suite 205 Nashville, Tennessee 37215 FTEC File No. 35776-09-2020	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $1,975,000.00. Affiant Subscribed and sworn to before me this 21st day of October, 2020. Notary Public My Commission Expires:

ADAM H JEFFERSON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-03-2021

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Thomas Derek Tomasello 700 12th Avenue S., #1406 Nashville, TN 37203	Thomas Derek Tomasello 10580 SW McDonald St., Suite 204 Tigard, OR, 97224	Map and Parcel No.: 093130D12700CO

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, Roger Duane Clark, Trustee of the Nicole John Property Trust under agreement dated November 13, 2017 ("Grantor") has this day bargained and sold, and does hereby transfer and convey to Thomas Derek Tomasello, an unmarried man ("Grantee"), his heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 700 12th Avenue South, Unit #1406, Nashville, Davidson County, Tennessee 37203.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, his heirs and assigns, forever.

And Grantor covenants that he 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 as set out on Exhibit "A" hereto. Grantor further covenants and binds himself, his successor and assigns to warrant and forever defend the title to said real estate to Grantee, his heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
TLE #: G-VRES-20-100-1416

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 the 21st day of October, 2020.

GRANTOR:

R. Duane, Trustee

Roger Duane Clark, Trustee of the
Nicole John Property Trust
under agreement dated November 13, 2017

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Roger Duane Clark, Trustee of the Nicole John Property Trust under agreement dated November 13, 2017, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 21st day of October, 2020.

Notary Public
My Commission Expires:

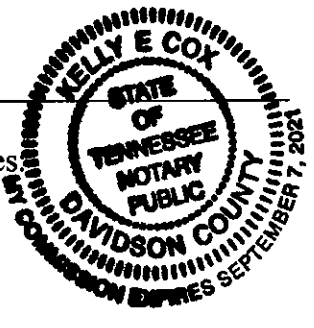


EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. R 1406, together with the appurtenant interest in the common elements of Terrazzo, a Condominium, a horizontal property regime established by Master Deed, of record in Instrument No. 20081223-0122167, corrected and amended in Instrument No. 20090213-0012915, amended in Instrument No. 20090316-0023301, Instrument No. 20090325-0026808, Instrument No. 20090827-0080784, and Instrument No. 2012017-0095418, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit "B" to the aforementioned Master Deed.

Being the same property conveyed to Roger Duane Clark, Trustee of the Nicole John Property Trust under agreement dated November 13, 2017, with full power to sell, mortgage, encumber, lease, convey or otherwise alienate without the joinder of any beneficiary, by deed dated November 13, 2017 from James F. Turner, Jr. and Barbara B. Turner, husband and wife, of record in Instrument No. 20171114-0116944, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2021 and future years, a lien, but not yet due and payable. Map and Parcel No. 093130D12700CO.
2. Restrictive Covenants Running with the Land of the Metropolitan Development and Housing Agency in the Edgehill Urban Renewal Project of record in Book 6236, page 263, Register's Office for Davidson County, Tennessee.
3. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed (and By-Laws) for Terrazzo, a Condominium, of record in Instrument No. 20081223-0122167, corrected and amended in Instrument No. 20090213-0012915, amended in Instrument No. 20090316-0023301, Instrument No. 20090325-0026808, Instrument No. 20090827-0080784, and Instrument No. 2012017-0095418, Register's Office for Davidson County, Tennessee.
4. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
5. All matters appearing on the Plan of record as Instrument No. 20051116-0138405, Register's Office for Davidson County, Tennessee.
6. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, water mains, pumps and appurtenances, of record in Instrument No. 20060615-0071498, Register's Office for Davidson County, Tennessee.
7. Easement for retained ordinance No. 72-317 of record in Book 4643, Page 498, Register's Office for Davidson County, Tennessee.
8. Storm water detention agreement of record in Instrument No. 20060615-0071504, Register's Office for Davidson County, Tennessee.
9. Easement to Comcast of record in Instrument No. 20120521-0043895, Register's Office for Davidson County, Tennessee.