20-CD-779

Register Return to:
Land Title South, Inc.
3326 Aspen Grove Dr.
Suite 400
Franklin, TN 37067

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

CRT File No. 201030739

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $700,000.00.

Katie Ellison
Affiant

Subscribed and sworn to before me, this 20th day of November, 2020.

Notary Public
My Commission Expires:

SUSAN L. JACKSON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 06-10-2023

Karen Johnson Davidson County
Batch# 521074 DEEDWARR
11/25/2020 10:30:53 AM 2 pgs
Fees: $13.00 Taxes: $2,590.00

20201125-0138320

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Erjon Dega 1710A 15th Avenue South Nashville TN 37212	New Owner	Tax Parcel ID No. 105 05 0T 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, **Amber Neely Bain, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Erjon Dega, a married man** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. A of Homes at 1710 15th Ave. South, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing Homes at 1710 15th Ave. South, a Horizontal Property Regime, of record in Instrument Number 20150218-0014184, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "C" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed to Amber Neely Bain, Unmarried, by Warranty Deed from Aspen Construction Holdings, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20150825-0085894, in the Register's Office of Davidson County, Tennessee, dated August 21, 2015 and recorded on August 25, 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 2021 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 Belcourt Terrace, as recorded in Plat Book 2330, Page(s) 107.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20150218-0014184.

This is improved property located at 1710A 15th Avenue South Nashville TN 37212

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 20th day of November, 2020.

Amber Neely Bain

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Amber Neely Bain, 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 20th day of November, 2020.

Notary Public

My Commission Expires: _____

