THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
3310 West End Avenue- Suite 540
Nashville, Tennessee 37203
P20-29625

Karen Johnson
Batch# 543558
12/30/2020 09:19:35 AM
Fees: $13.00 Taxes: $784.40

Davidson County
DEEDWARR
2 pgs

20201230-0154557

JENNA LYN PREBLE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
COMM. EXPIRES MAY 9, 2023

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ **212,000.00**.

Affiant

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

Notary Public

MY COMMISSION EXPIRES: May 9, 2023

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mark Allen Francisco	NEW OWNER	
2000 Stonehurst Drive		142040A11500CO
Nashville, TN 37215		
(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, I, **Linus D. Catignani, unmarried,**

HEREINAFTER CALLED THE GRANTORS HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Mark Allen Francisco, a single man,**

HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit No. 115, in a Horizontal Property Regime located on the Plat of Belle Forest Condominium Apartments, of record in Plat Book 5200, Page 167, as established under Master deed recorded in Book 5438, Page 699 as amended in Book 6082, Page 866, Book 6896, Page 144, Book 7886, Page 939, Instrument No. 20020321-0034877 and Instrument No. 20090819-0078072, in the Register's Office for Davidson County, Tennessee to which master deed reference is hereby made for a more particular description of said unit, together with an undivided interest in the common elements as shown on said master deed.

Being the same property conveyed to Linus D. Catignani, an unmarried man by Warranty deed from Gregory L. Boss, an unmarried man of record in Instrument No. 20201016-0120485 Register's Office for Davidson County, Tennessee, dated October 13, 2020 and recorded on October 16, 2020.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and paid by Grantor; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is IMPROVED property known as **214 Old Hickory Blvd., Unit 115, Nashville, TN 37221.**

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 the 29th day of December, 2020.

Linus D. Catignani

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Linus D. Catignani,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 29th day of December, 2020.

My Commission expires: Jan 8. 2024

Notary Public

R. L. MOORE
TENNESSEE
NOTARY
PUBLIC
COUNTY OF DAVIDSON