WARRANTY DEED

WHITNEY LEHMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

T-VPM-20-2110-105

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $460,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF JANUARY, 2021.

Notary Public

MY COMMISSION EXPIRES: 1/28/2024

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
E. Ray Morris	New Owner	
(NAME)	(NAME)	**104-12-0C-310.00-CO**
P.O. Box 924528		
(ADDRESS)	(ADDRESS)	
Norcross, GA 30010		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **MARCUS F. SCIADINI, A MARRIED MAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **E. RAY MORRIS,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 105 of Villages at Acklen II as shown on the Master Deed of record in Instrument No. 20051221-0152869 amended in Instrument No. 20060112-0004705, 20061108-0139002, 20061115-0141802, 20061227-0158825 and 20070621-0074025 of the Register's Office for Davidson County, Tennessee to which plat reference is hereby made for a more complete description of said property.

Being the same property conveyed to Marcus F. Sciadini by Warranty Deed from Alliance Development LLC of record in Instrument No. 20070215-0019311 Register's Office for Davidson County, Tennessee, dated February 09, 2007 and recorded on February 15, 2007 and Instrument of Correction Deed recorded on June 29, 2007, in Instrument No. 20070629-0077682.

Marcus F. Sciadini and Marcus Sciadini are one in the same person.

The herein described property is not now nor ever has been the principal place of residence of the grantor herein.

This conveyance is subject to:
- Taxes for the year 2021 and subsequent years.
- All matters shown on the Plan of record in Plat Book 57, Page 149, Register's Office for Davidson County, Tennessee.
- Master Deed establishing a Horizontal Property Regime of Villages at Acklen of record in Instrument Number 20051221-0152869 as amended in Instrument No. 20060112-0004705, Instrument No. 20061108-0139002, Instrument No. 20061115-0141802, Instrument No. 20061227-0158825, Instrument No. 20070621-0074025, Register's Office for Davidson County, Tennessee.
- By-Laws of Villages at Acklen Homeowners' Association as appended to the Master Deed of record in Instrument Number 20051221-0152869, shown in Exhibit "D", in the Register's Office for Davidson County, Tennessee.
- Charter of Villages at Acklen Homeowners' Association as appended to the Master Deed and By-Laws of record in Instrument Number 20051221-0152869, in the Register's Office for Davidson County, Tennessee.

- Urban Renewal Plan of record in Book 10737, Page 558, said Register's Office.
- Lease Agreements for Parking Area of record in Instrument No. 20051026-0129448 and in Instrument No. 20060526-0062316, in the Register's Office for Davidson County, Tennessee.
- Master Deed and Bylaws of record in Instrument Number 20060526-0062317, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

Karen Johnson Davidson County
Batch# 555902 **DEEDWARR**
01/19/2021 10:15:09 AM 2 pgs Warranty Deed
Fees: $13.00 Taxes: $1,702.00

20210119-0007624

This is **improved** property known as: **2110 Acklen Ave Unit#105, Nashville, Tennessee 37212**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 15th DAY OF JANUARY, 2021.

Marcus F. Sciadini by Ryan Terrell, Attorney-in-Fact

Marcus F. Sciadini by Ryan Terrell
Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RYAN TERRELL, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of MARCUS F. SCIADINI, and who acknowledged he/she/they executed the same as the free act and deed of the said MARCUS F. SCIADINI.

Witness my hand and official seal, this the 15th of January, 2021.

Notary Public
My Commission Expires: _____
(SEAL)

KARA L. WALL
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
My Commission Expires 05-02-2022

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212