WARRANTY DEED

Karen Johnson Davidson County
Batch# 636833 DEEDWARR
05/14/2021 02:21:43 PM 2 pgs
Fees: $13.00 Taxes: $666.00

20210514-0065554

Y-SB-VRES-21-510-0912

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $180,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF MAY, 2021.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

STEPHANIE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY Commission Expires 07-05-2021

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)
Kevin Pipal and Melita Pipal	**Wells Fargo Bank, N.A.**	
(NAME)	(NAME)	
9610 Oak Leaf Way	**2701 Wells Fargo Way**	**093-01-0A-251.00-CO**
(ADDRESS)	(ADDRESS)	
Granite Bay, CA 95746	**Minneapolis, MN 55467**	
(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, **JOSEPH AMATO, AN UNMARRIED MAN**, hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **KEVIN PIPAL AND MELITA PIPAL, HUSBAND AND WIFE**, 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:

A certain condominium apartment in Davidson County, Tennessee, described as Unit No. 912, Capital Towers, A Condominium, a Horizontal Property Regime located on Gay Street, Davidson County, Tennessee, as shown on the Plat of Capital Towers Condominium apartments, recorded in Plat Book 7900, Page 345; Book 9700, Page 682; and Book 2663, Pages 120 and 121, said Register's Office, and described in a Master Deed recorded in Book 8607, Page 417 and amended in Book 11072, Page 626, said Register's Office, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of Capital Towers, Condominium Apartments contained in the Master Deed recorded in Book 8607, Page 417 and amended in Book 11072, Page 626, and By-Laws recorded in Book 2883, Page 312, Register's Office for Davidson County, Tennessee, are incorporated in this deed by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to Joseph Amato, an unmarried man by Warranty deed from Judith R. Struksnes, an unmarried woman of record in Instrument No. 20170428-0041974 Register's Office for Davidson County, Tennessee, dated April 07, 2017 and recorded on April 28, 2017.

This conveyance is subject to:
- 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 2663, Pages 120 and 121, Plat Book 7900, Page 345 as amended in Plat Book 9700, Page 682, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 2375, Page 473, as amended in Instrument No. 20070122-0008939, Register's Office for Davidson County, Tennessee.
- Master Deed establishing a Horizontal Property Regime of Capitol Towers of record in Book 8607, Page 417, as amended in Book 11072, page 626, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 2735, Page 473, and Book 2883, Page 312, in the Register's Office for Davidson County, Tennessee.
- Charter of Capitol Towers Condominium Association, Inc. of record in Book 8607, Page 440 and Book 8608, page 843, Register's Office for Davidson County, Tennessee.
- By-Laws of Capitol Towers Condominium Association, Inc. of record in Book 8607, Page 445, in the Register's Office for Davidson County, Tennessee.
- Subject to all matters shown on the Plan attached as Exhibit "D" to the Master Deed for Capitol Towers of record in Book 8607, Page 417, Register's Office for Davidson County, Tennessee.
- Short Form Lease of record in Book 8607, Page 469 and 8607, Page 414, in the Register's Office for Davidson County, Tennessee.
- Collateral Assignment of Subleases, Assessments and Liens of record in Book 8607, Page 472, in the Register's Office for Davidson County, Tennessee.
- Quitclaim Deed of record in Book 8710, Page 734, in the Register's Office for Davidson County, Tennessee.

- Grant of Easement of record in Instrument Number 20130517-0050049, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **510 Gay St #912, Nashville, Tennessee 37219**.

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 7th DAY OF MAY, 2021.

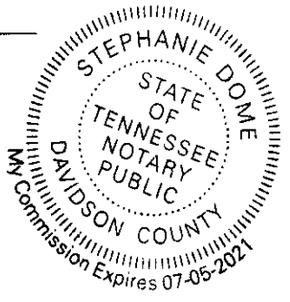
Joseph Amato by John Gleaves, Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN GLEAVES, 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 JOSEPH AMATO, and who acknowledged he/she/they executed the same as the free act and deed of the said JOSEPH AMATO.

Witness my hand and official seal, this the 7th of May, 2021.

Notary Public
My Commission Expires: _____
(SEAL)



RETURN TO:
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Nashville, TN 37212