Karen Johnson Davidson County
Batch# 646662 DEEDWARR
06/01/2021 09:27:30 AM 3 pgs
Fees: $18.00 Taxes: $962.00
20210601-0072781

WARRANTY DEED

LILLIAN TURMAN
TENNESSEE NOTARY PUBLIC
My Comm Exp. 10/2/2023
COUNTY OF DAVIDSON

G-SB-P-21-2304-202

(TA)

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $260,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF MAY, 2021.

Notary Public

MY COMMISSION EXPIRES:

(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)
Brian M. Fagel	New Owner	
(NAME)	(NAME)	**105-14-0B-006.00-CO**
2304 Elliott Ave #202		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204		
(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, **JILLIAN J. BRUNETT, AN UNMARRIED WOMAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **BRIAN M. FAGEL, AN UNMARRIED MAN,** 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 located in Davidson County, Tennessee, being Unit No. 202, as specified in the Plat shown in the Master Deed on the Plan of Elliott Avenue Condominiums, a horizontal property regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed for Elliott Avenue Condominiums, of record under Instrument No. 20050726-0087034, and as amended in Instrument No. 20050728-0088366, in the Register's Office for Davidson County, Tennessee, including without limitation by the by-laws appended thereto, in said Register's Office, together with the undivided percentage interest in the common elements appurtenant to said Unit, as set forth in said Master Deed, reference is hereby made to the plan of Elliott Avenue Condominiums, for placement of Units, as shown on Exhibit "E" to the Master Deed of record under Instrument No. 20050726-0087034, and as amended in Instrument No. 20050728-0088366, in said Register's Office, for a more complete identification and description of such Unit.

Being the same property conveyed to Jillian J. Brunett, unmarried by Warranty deed from Katie Hallquist of record in Instrument No. 20080903-0090014 Register's Office for Davidson County, Tennessee, dated August 28, 2008 and recorded on September 03, 2008.

This conveyance is subject to:
- Taxes for the year 2021 and subsequent years, a lien not yet due and payable.
- All matters shown on the Plan of record in Book 843, page 97, Register's Office for Davidson County, Tennessee.
- All matters shown on the Condominium Site Plan, attached as Exhibit "E" to the Master Deed of record in Instrument 20050726-0087034, amended in Instrument 20050728-0088366, Register's Office for Davidson County, Tennessee.
- Subject to the By-Laws for the administration thereof; also subject to the easements, rights and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Elliott Avenue Condominiums of record in Instrument Number 20050726-0087034, amended in Instrument 20050728-0088366, Register's Office for Davidson County, Tennessee.
- Charter of HOA in Instrument 20050707-0078244, Register's Office for Davidson County, Tennessee.
- Dedication of common area to HOA in Instrument 20061229-0161137, Register's Office for Davidson County, Tennessee.
- Easement to Metropolitan Government of Nashville and Davidson County for Sanitary Sewers and/or Storm Drainage in Book 4162, page 444, 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: **2304 Elliott Ave #202, Nashville, Tennessee 37204**.

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 26th DAY OF MAY, 2021.

Jillian J. Brunett by Margaret Means, Attorney in Fact

Jillian J. Brunett by Margaret Means,
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, Margaret Means, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of JILLIAN J. BRUNETT, and who acknowledged he/she/they executed the same as the free act and deed of the said JILLIAN J. BRUNETT.

Witness my hand and official seal, this the 26th of May, 2021.

Notary Public
My Commission Expires: _____
(SEAL)

KATE NYQUIST
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-9-2021

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

True Copy Certificate of Authenticity

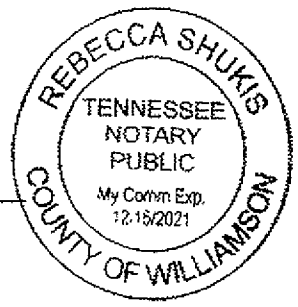
I, **Taylor Grills,** do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Wilson

Personally appeared before me, Rebecca Shukis, a notary public for this county and state, **Taylor Grills,** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



Notary's Signature

My Commission Expires: 12/15/2021