WARRANTY DEED

Karen Johnson Davidson County
Batch# 647494 **DEEDWARR**
06/02/2021 10:35:24 AM 2 pgs
Fees: $13.00 Taxes: $1,101.82

20210602-0073699

DM-SB-FSBO-21-1900-X1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $297,790.00.

Katherine Marshall Brock
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF MAY, 2021.

Megan Paulus
Notary Public

MY COMMISSION EXPIRES: 3/7/23
(AFFIX SEAL)

MEGAN PAULUS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

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)
Katherine Marshall Brock	**Morgan Stanley Private Bank, National Association**	
(NAME)	(NAME)	**117 15 0A 001.00**
1900 Richard Jones Rd X1	**4270 Ivy Pointe Blvd 4th Floor**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	**Cincinnati, OH 45245**	
(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, **MICHAEL ANGAROLE AND KAREN ANGAROLE, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **KATHERINE MARSHALL BROCK, AN UNMARRIED WOMAN,** 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 Parcel 1, being Unit No. TH-A-1, on the plan of Green Hills Terrace Condominium Apartments, as shown on the plat of record in Plan Book 5200, Page 64, and further established by Master Deed of record in Book 5304, Page 702, as amended in Book 7841, Page 557 and Book 9830, Page 181, Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said Unit as set forth in said Master Deed, reference to which is hereby made for a more complete description.

Being the same property conveyed to Michael Angarole and Karen Angarole, husband and wife, by Warranty Deed from Alexander C. Panaccione, unmarried, of record in Instrument No. 20140212-0012402, in the Register's Office of Davidson County, Tennessee, dated January 28, 2014 and recorded on February 12, 2014.

This conveyance is subject to:
• 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.

• Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing Green Hills Terrace Condominium Apartments Condominium of record in Book 5304, Page 702, as amended by instrument(s) of record in Book 7841, Page 557 and in Book 9830, Page 181; also subject to easements, rights and interests 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 building thereon.

• Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of The Green Hills Terrace, as recorded in Plat Book 5200, Page(s) 64.

• Covenants, Conditions and Restrictions as set forth in Protective Covenant and Restriction recorded in Book 11362, Page 463.

• Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 3879, Page 569.

• Easement recorded in Book 4317, Page 162 and Book 4320, Page 896.

- Easement for Comcast of Nashville I, LLC, recorded in Instrument Nos. 20110930-0075704 and 20150814-0081514.

- Memorandum of Lease recorded in Book 7523, Page 260.

- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1900 Richard Jones Rd X1, Nashville, Tennessee 37215**.

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 28th DAY OF MAY, 2021.

Michael Angarole

Karen Angarole

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MICHAEL ANGAROLE, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 28th of May, 2021.

Megan Paulus
Notary Public
My Commission Expires: 3/7/23
(SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KAREN ANGAROLE, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 28th of May, 2021.

Megan Paulus
Notary Public
My Commission Expires: 3/7/23
(SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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