WARRANTY DEED

Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

Karen Johnson Davidson County
Batch# 656806 DEEDWARR
06/15/2021 10:30:07 AM 2 pgs
Fees: $13.00 Taxes: $4,206.90

20210615-0080381

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,137,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF June, 2021.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

ABIGAIL WOODARD NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 06, 2024

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-5300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBER
Dana Felicia Vickers	New Owner	082090J41600CO
(NAME)	(NAME)	
416 Van Buren		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208		
(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 considerations, the receipt of which is hereby acknowledged, I/we **Glen Marconcini and Kimberley Marconcini, husband and wife**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Dana Felicia Vickers and Marvin Haber Vickers III**, hereinafter called the GRANTEE(S), his/her/their 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. 416 on the Master Deed establishing The Morgan Park Place Condominiums, a Horizontal Property Regime, created under Title 66, Chapter 27, Sections 101-103, et. seq. as amended, Tennessee Code Annotated, and as established by a Master Deed of record in Instrument No. 20050831-0104621, as amended in Instrument No. 20051110-0136248, Instrument No. 200605160057286, Instrument No. 2001023-0131222, Instrument No. 20070402-0038744, Instrument No. 20070724-0087901, Instrument No. 20071010-0120740 and Instrument No. 20100622-0048863, Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common elements appurtenant to said unit as set forth in said Master Deed, as amended, Reference is hereby made to the map of the Nashville Horticultural Society Plan of record in Plat Book 2, Page 30, Chancery Court at Nashville, Tennessee.

Being the same property conveyed to Glen Marconcini and Kimberley Marconcini, husband and wife by Warranty Deed from Antonio Compton, a single man, dated 10/11/2018 and recorded 10/15/2018, of record in Instrument 201810150101997, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for 2021 and subsequent years, a lien not yet due and payable. Covenants, conditions, easements and restrictions recorded in Instrument 200508310104621 and Amendment Declarations of record in Instrument 200511100136248, Instrument 200605160057286, Instrument 200610230131222, Instrument 200704020038744, Instrument 200707240087901, Instrument 200710100120740 and Instrument 201006220048863, Register's Office for Davidson County, Tennessee. StormWater Detention Agreement of Easement recorded in Instrument 200507190083911, Register's Office for Davidson County, Tennessee. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage Water Mains, Pumps and Appurtenances Easement recorded in Instrument 201001120002819, Register's Office for Davidson

County, Tennessee. Charter of Morgan Park Place Condominium Association of record in Instrument 20051140137058, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 416 Van Buren, Nashville, TN 37208

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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), his/her/their 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), his/her/their 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.

Effective the 10 day of June, 2021.

Glen Marconcini

Kimberley Marconcini

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Glen Marconcini and Kimberley Marconcini, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 10th day of June, 2021.

Notary Public:
My Commission Expires: 3/25/23

NANCY L. SCHNEIDER NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILLIAMSON

RETURN TO:
Stewart Title Company Tennessee Division
121 First Avenue South, Ste 200
Franklin, TN 37064