Karen Johnson Davidson County
Batch# 708754 DEEDWARR
09/01/2021 12:27:18 PM 2 pgs
Fees: $13.00 Taxes: $1,750.10

20210901-0117914

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $473,000.00

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 31 day of August, 2021.

(Affix Seal) Notary Public

My Commission Expires: 4/13/24

2021-1937-1

KAYLA TABOR STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:

KATHLEEN HALE MCCLELLAN, ESQ.
HALE AND HALE, PLC
3020 STANSBERRY LANE, SUITE 100
FRANKLIN, TN 37069

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Michelle R. Cegelka and Walter William Cegelka 3000 Vanderbilt Place Unit 220 Nashville, TN 37212	NEW OWNER	Map/Parcel 104 02 4B 220.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named GRANTEES, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Lawrence R. Hart and wife, Patricia A. Hart**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do hereby transfer and convey unto **Michelle R. Cegelka and Walter William Cegelka, wife and husband**, hereinafter called the GRANTEES, their heirs 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. 220 of Bristol West End, a Condominium Development established pursuant to the provisions of the Tennessee Horizontal Property act as the same is set out in Section 66-27-101, et seq., of the Tennessee Code Annotated, under the Master Deed establishing Bristol West End, a Condominium Development, of record as Instrument No. 20070503-0053313; as amended in Instrument No. 20070629-0077729; Instrument No. 20081016-0104201; Instrument No. 20101130-0095113; Instrument No. 20151228-0130187; Instrument No. 20170316-0025728; Instrument No. 20170816-0083852; Instrument No. 20171208-0125448; Instrument No. 20180213-0014078; Instrument No. 20181214-0121640; Instrument No. 20190318-0024128; Instrument No. 20190624-0060657; and in Instrument No. 20210304-0028708, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all 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 thereof, said Unit being depicted on Exhibit "C" to said Master Deed; together with a percentage interest in the common elements and voting percentage set forth in Exhibit "D' to said Master Deed, as amended in Instrument No. 20070629-0077729, said Register's Office.

Being the same property conveyed to Lawrence R. Hart and wife, Patricia A. Hart, by Warranty Deed from Bristol West End Ventures, Inc., a Tennessee Corporation, of record in Instrument No. 20080902-0089711, in the Register's Office of Davidson County, Tennessee, dated August 29, 2008 and recorded on September 02, 2008.

This conveyance is subject to the following: Metropolitan Nashville property taxes for the year 2021 and subsequent years, a lien not yet due or payable, zoning, setback requirements and general utility, sewer, and drainage easements

of record, subdivision and/or condominium declarations, covenants, restrictions, and easements of record and other matters of record.

This is improved property known as 3000 Vanderbilt Place, Unit 220, Nashville, TN 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 GRANTEES, their heirs and assigns forever; and the GRANTORS, do covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and they do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, 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.

Effective the 25 day of August, 2021:

Lawrence R. Hart

Patricia A. Hart

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 25 day of August, 2021, before me personally appeared Lawrence R. Hart and Patricia A. Hart, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 25 day of August, 2021.

Notary Signature
My commission expires:

KATHLEEN HALE MCCLELLAN
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 11-16-2024