2

WARRANTY DEED

Karen Johnson Davidson County
Batch# 713141 **DEEDWARR**
09/13/2021 08:43:31 AM 2 pgs
Fees: $13.00 Taxes: $1,387.50

20210913-0121888

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $375,000.00.

Affiant

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

N. Catherine Clearwater
Notary Public

MY COMMISSION EXPIRES: 1-6-25
(AFFIX SEAL)

DM-TAG-21-3479

RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE STE. 540
NASHVILLE, TN 37203

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)
Duncan Gross	New Owner	
(NAME) **3479 Golf Club Lane**	(NAME)	**117 07 0F 001.00**
(ADDRESS) **Nashville, TN 37215**	(ADDRESS)	
(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, **DANTE J. ALTIERI, A SINGLE MAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **DUNCAN GROSS,** 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 Unit No. 1 of Brighton Court Condominium, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as shown on Exhibit "D" to the Master Deed of Brighton Court Condominium of record in Book 6629, Page 532, as supplemented in Book 6912, Page 158, and amended in Book 6912, Page 163 and Book 9315, Page 795 and amendment to Bylaws recorded in Book 10364, Page 141, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Dante J. Altieri, single man by Warranty Deed from Scott Singer, married man, of record in Instrument No. 20190403-0029980, in the Register's Office of Davidson County, Tennessee, dated April 01, 2019 and recorded on April 03, 2019.

This conveyance is subject to:
• Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

• Property taxes for the year 2021 and subsequent years, a lien not yet due and payable.
• Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of The North Part of Noel's Subdivision of Watkins Grove, as recorded in Plat Book 547, Page(s) 156.

• Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing Brighton Court Condominium of record in Book 6629, Page 532, as supplemented in Book 6912, Page 158; as amended in Book 6912, Page 163 and Book 9315, Page 795 and amendment to Bylaws recorded in Book 10364, Page 141; 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.

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

This is **improved** property known as: **3479 Golf Club Lane, 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 10 DAY OF SEPTEMBER, 2021.

Dante J. Altieri by Adam Jefferson as 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, ADAM JEFFERSON, 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 DANTE J. ALTIERI, and who acknowledged he/she/they executed the same as the free act and deed of the said DANTE J. ALTIERI.

Witness my hand and official seal, this the 10th of September, 2021.

Notary Public
My Commission Expires: 03/07/2023
(SEAL)

RETURN TO:
Rudy Title and Escrow, LLC
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Nashville, TN 37212