WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,325,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF NOVEMBER, 2021.

Notary Public

MY COMMISSION EXPIRES:

ADAM H. JOHNSON NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 05/05/2025 DAVIDSON COUNTY

Y-CRE-21-1215A

Karen Johnson - Davidson County
Batch# 760066 DEEDWARR
11/23/2021 12:53:53 PM 2 pgs
Fees: $13.00 Taxes: $4,902.50

20211123-0155526

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)
Joseph J. Rando and Carolyn E. Rando	**New Owner**	
(NAME)	(NAME)	**093-13-0V-001.00-CO**
1215 A Sigler St		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203		
(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, **SALVATORE F. MAMONE, JR AND KEVIN P. NORTON, MARRIED TO EACH OTHER,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JOSEPH J. RANDO AND CAROLYN E. RANDO, HUSBAND AND WIFE,** 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. A, on the plan of Gulch View Homes, filed as Exhibit "C", to and established by the Declaration of Covenants, Conditions and Restrictions for Gulch View Homes of record in Instrument No. 20160527-0053697, amended in Instrument No. 20170831-0089637, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description of said Unit.

Being the same property conveyed to Salvatore F. Mamone Jr and Kevin P Norton, married to each other by Warranty deed from Key City Properties LLC, a Tennessee limited liability company of record in Instrument No. 20170831-0089638 Register's Office for Davidson County, Tennessee, dated August 18, 2017 and recorded on August 31, 2017.

This conveyance is subject to:
- Taxes for the year 2021 now due and payable, but not delinquent.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20160527-0053697 and amended in Instrument No. 20170831-0089637, Register's Office for Davidson County, Tennessee.
- Charter for Gulch View HOA of record in Instrument Number 20160216-0014184, 20160602-0055521, 20160602-0055595, in the Register's Office for Davidson County, Tennessee.
- Subject to all matters shown on the Plan of record in Plat Book 161, Page 61, 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: **1215 A Sigler St, Nashville, Tennessee 37203**.

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 a l genders.

Witness my/our hand(s) this the 19th DAY OF NOVEMBER, 2021.

Salvatore F. Mamone, Jr by Paul Hinman,
Attorney-In-Fact

Kevin P. Norton by Paul Hinman, 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, PAUL HINMAN, 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 SALVATORE F. MAMONE, JR AND KEVIN P. NORTON, and who acknowledged he/she/they executed the same as the free act and deed of the said SALVATORE F. MAMONE, JR AND KEVIN P. NORTON.

Witness my hand and official seal, this the 19th of November, 2021.

Notary Public
My Commission Expires: 3-3-2025
(SEAL)

KATHERINE VINCENT
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/03/2025
DAVIDSON COUNTY

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