WARRANTY DEED

Karen Johnson Davidson County
Batch# 769470 DEEDWARR
12/07/2021 03:23:11 PM 2 pgs
Fees: $13.00 Taxes: $2,442.00

20211207-0162339

O-EXP-21-4

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $660,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF DECEMBER, 2021.

Notary Public

MY COMMISSION EXPIRES: 1/3/23

(AFFIX SEAL)

STACEY DENSON PALMER
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)
Tyler Horner and Jessica Joy Tammaro	**Jessica Joy Tammaro**	
(NAME)	(NAME)	
4426 Saunders Ave	**4426 Saunders Ave**	**093-11-0C-036.00-CO (AS TO UNIT 36)**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	**Nashville, TN 37216**	
(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, **RACHEAL BELL, UNMARRIED** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **TYLER HORNER AND JESSICA JOY TAMMARO, 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:

(as to Unit 36)

Land in the 19th Civil District of Davidson County, Tennessee, being Unit No. 36, on the Plan of Rutledge House Condominiums, of record in Plat Book 6200, Page 318, as revised in Book 11700, Page 26, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to Racheal L. Bell by Warranty deed from Ronald D. Kieser, a married person of record in Instrument No. 20180201-0010296 Register's Office for Davidson County, Tennessee, dated January 29, 2018 and recorded on February 01, 2018.

This conveyance is subject to:

- Taxes for the year 2022 and subsequent years, a lien but not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 6200, Page 318, as amended in Plat Book 11700, Page 26, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 11687, Page 739, with By-Laws in Book 11687, page 805,, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
- Charter of Rutledge House Condominium Owners' Association, Inc. of record in Book 11687, Page 735, in the Register's Office for Davidson County, Tennessee.
- Easement to Metropolitan Government of Nashville and Davidson County of record in Book 6807, Page 851, in the Register's Office for Davidson County, Tennessee.
- Easement retained by the Metropolitan Government of Nashville and Davidson County, Tennessee of record in Book 6616, Page 614, in the Register's Office for Davidson County, Tennessee.
- Easement retained by the Metropolitan Government of Nashville and Davidson County, Tennessee of record in Book 10512, Page 477, in the Register's Office for Davidson County, Tennessee.
- Easement retained by the Metropolitan Government of Nashville and Davidson County, Tennessee of record in Book 10512, Page 464, in the Register's Office for Davidson County, Tennessee.
- Restrictions for Rutledge Hill Redevelopment Plan of record in Book 7084, Page 983, in the Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to

handicap but does not discriminate against handicapped persons.
- Easement for Sanitary Sewers of record in Book 6974, Page 969, in the Register's Office for Davidson County, Tennessee.
- Building Guidelines by Metropolitan Government of record in Book 7631, Page 606, in the Register's Office for Davidson County, Tennessee.
- Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.
- Subject to rights of others in and to the common areas and/or elements.

This is **improved** property known as: **4 Middleton Street, Nashville, Tennessee 37210-2063**.

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 1 DAY OF DECEMBER, 2021.

Racheal Bell by her attorney in fact Adam Jefferson

Racheal Bell, by her attorney in fact, Adam Jefferson

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 RACHEAL BELL, and who acknowledged he/she/they executed the same as the free act and deed of the said RACHEAL BELL.**SPECIFIC POWER OF ATTORNEY RECORDED SIMULTANEOUSLY HEREIN IN INSTRUMENT NUMBER** 20211207-0162338 .

Witness my hand and official seal, this the 1st of December, 2021.

William E. Groneus

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

WILLIAM E. GRONEUS
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires on
03/07/2023
DAVIDSON COUNTY

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