WARRANTY DEED

Karen Johnson Davidson County
Batch# 788736 DEEDWARR
01/12/2022 01:09:56 PM 2 pgs
Fees: $13.00 Taxes: $2,405.00

20220112-0004402

MJ-KS-21-5610C

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $650,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF JANUARY, 2022.

Notary Public

MY COMMISSION EXPIRES: 7/9/24

(AFFIX SEAL)

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-09-2024

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)
Mark Campanella	**Ameris Bank**	
(NAME) **5610C Burgess Avenue**	(NAME) **1800 Parkway Place, Suite 820**	**103-02-0K-011.00**
(ADDRESS) **Nashville, TN 37209**	(ADDRESS) **Marietta, GA 30067**	
(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, **KEVIN SHEAFFER, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MARK CAMPANELLA, A SINGLE MAN,** 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 situated in Davidson County, Tennessee, being Unit 11, as established in Declaration of Covenants, Conditions and Restrictions for Catalyst Nashville, a Townhouse Planned Unit Development (a Horizontal Property Regime With Common Elements), of record in Instrument No. 20150113-0003593, in the Register's Office for Davidson, Tennessee, with Plat attached as Exhibit C to which reference is hereby made for a more particular description of said property.

Being the same property conveyed to Kevin Sheaffer, an unmarried man by Warranty Deed from Catalyst Nashville, LLC, a Tennessee limited liability company, of record in Instrument No. 20160607-0057528, Register's Office for Davidson County, Tennessee, dated June 03, 2016 and recorded on June 07, 2016.

This conveyance is subject to:
- Taxes for the year 2021.
- Subject to all matters shown on the Plan of record in Book 421, Page 36, Register's Office for Davidson County, Tennessee.
- Subject to all matters shown on the Plan attached as Exhibit C to the Declaration of record in Instrument No. 20150113-0003593, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Protective Covenants, Conditions and Restrictions of record in Instrument No. 20150113-0003593, Register's Office for Davidson County, Tennessee.
- Charter for Catalyst Nashville Homeowners Association, Inc. of record in Instrument No. 20150402-0029006, in the Register's Office for Davidson County, Tennessee.
- Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument No. 20150402-0028666, in the Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement and/or Public Street Right-of-Way of record in Instrument No. 20150415-0033424, in the 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: **5610C Burgess Avenue, Nashville, Tennessee 37209**.

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 7th DAY OF JANUARY, 2022.

Kevin Sheaffer by John Gleaves, Attorney-in-Fact

John Taylor Morin by John Gleaves, Attorney-in-Fact

John Taylor Morin, spouse of Kevin Sheaffer, hereby joins in this conveyance and does transfer and convey any and all marital interest John Taylor Morin may have in and to the above-described tract or parcel of land.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, John Gleaves, 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 KEVIN SHEAFFER and JOHN TAYLOR MORIN, and who acknowledged he executed the same as the free act and deed of the said KEVIN SHEAFFER and JOHN TAYLOR MORIN.

Witness my hand and official seal, this the 7th of January, 2022.

Notary Public
My Commission Expires: _____
(SEAL)

KARA L. WALL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

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