WARRANTY DEED

Karen Johnson Davidson County
Batch# 793829 DEEDWARR
01/21/2022 11:10:27 AM 2 pgs
Fees: $13.00 Taxes: $2,442.00

20220121-0008082

O-BMR-21-3108-A

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 18th DAY OF JANUARY, 2022.

Notary Public

MY COMMISSION EXPIRES: 1/3/23
(AFFIX SEAL)

STACEY DENSON PALMER NOTARY PUBLIC STATE OF TENNESSEE 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)
Clifford Sanders, III	**CrossCountry Mortgage, LLC**	
(NAME) **3108 Curtis Street Unit A**	(NAME) **6850 Miller Road**	**070-09-0R-001.00-CO**
(ADDRESS) **Nashville, TN 37218**	(ADDRESS) **Brecksville, OH 44141**	
(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, **GREG FARRICIELLI, A SINGLE MAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **CLIFFORD SANDERS, III, 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 in Davidson County, Tennessee, being Unit A of Homes at 3108 Curtis Street, a Horizontal Property Regime with Private Elements as established by Declaration of Covenants, Conditions and Restrictions for Homes at 3108 Curtis Street, a Horizontal Property Regime with Private Elements , as shown on Declaration of record in Instrument No. 20201222-0152066, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being a portion of the same property conveyed to Greg Farricielli by Warranty deed from Kelleesa Ann Ewing and Ernest Lee Hill of record in Instrument No. 20201029-0125934 Register's Office for Davidson County, Tennessee, dated October 27, 2020 and recorded on October 29, 2020.

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 547, Page 39, 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 Instrument Number 20201222-0152066, 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
- Department of Codes & Building safety Re: Property Standards Order for Demolition or Removal of structure recorded in Instrument No. 20200918-0107347
- Subject to rights of others in and to the common areas and/or elements.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **3108 Curtis Street Unit A, Nashville, Tennessee 37218**.

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 18th DAY OF JANUARY, 2022.

Greg Farricielli by Brian Mitchell Attorney In Fact
Greg Farricielli, by his attorney in fact, Brian Mitchell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BRIAN MITCHELL , 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 GREG FARRICIELLI, and who acknowledged he/she/they executed the same as the free act and deed of the said GREG FARRICIELLI. **SPECIFIC POWER OF ATTORNEY RECORDED SIMULTANEOUSLY HEREIN IN INSTRUMENT NUMBER** 20220121-0008081.

Witness my hand and official seal, this the 18th of January, 2022.

Stacey Denson Palmer
Notary Public
My Commission Expires: 1/3/23
(SEAL)

STACEY DENSON PALMER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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