Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

WARRANTY DEED

Karen Johnson Davidson County
Batch# 799611 DEEDWARR
02/03/2022 10:29:48 AM 3 pgs
Fees: $18.00 Taxes: $1,868.50

20220203-0012822

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS FIVE HUNDRED FIVE THOUSAND AND 00/100 (505,000.00).

Katie Bradley
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 1st day of February, 2022.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

VIRGINIA DESJARLAIS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 08, 2025

This Instrument Prepared By:
Collins Legal, PLC
414 Union Street, Suite 1110, Nashville, Tennessee 37219

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER(S)
Marc Bruno, a married man (NAME)	**NEW OWNER** (NAME)	**104 02 4B 206.00**
3000 Vanderbilt Place, 206, Nashville, TN 37212 (ADDRESS)	_____ _____ (ADDRESS)	

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No Cents ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged on this the 1st day of February, 2022, the undersigned, **SALVATORE GALLETTI AND DIANA GALLETTI, HUSBAND AND WIFE**, hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and warrant to **MARC BRUNO, A MARRIED MAN,** hereinafter called the Grantee, and Grantee's successors and assigns, all of Grantors' right, title and interest in and to the following described real estate located in **DAVIDSON** County, State of **TENNESSEE**, having an address of **3000 VANDERBILT PLACE, 206, NASHVILLE, TN 37212** and more particularly described as follows:

A certain condominium located in Davidson County, Tennessee, being Unit No. 206 of Bristol West End, a Condominium Development established pursuant to the provisions of the Tennessee Horizontal Property act as the same is set out in Section 66-27-101, et seq., of the Tennessee Code Annotated, under the Master Deed establishing Bristol West End, a Condominium Development, of record as Instrument No. 20070503-0053313 in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights and interest 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 buildings thereof, said Unit being depicted on Exhibit "C" to said Master Deed; together with a percentage interest in the common elements and voting percentage set forth in Exhibit "D" to said Master Deed, as amended in Instrument Nos. 20070629-0077729, 20081016-0104201, 20101130-0095113, 20151228-0130187, 20170316-0025728, 20170816-0083852, 20171208-0125448, 20180213-0014078, 20181214-0121640, 20190318-0024128, 20190624-0060657, and 20210304-0028708, said Register's Office.

Being the same property conveyed to Salvatore Galletti and Diana Galletti, Husband and Wife, by Warranty Deed from Craig V. Gabbert, Jr. and Kay C. Gabbert, Husband and Wife and Michael W. Coyne and Wendy D. Coyne, Husband and Wife, of record in Instrument No. 20140421-0033170, in the Register's Office of Davidson County, Tennessee, dated April 16, 2014 and recorded on April 21, 2014.

This conveyance is subject to and by accepting this Deed the Grantee(s) do(es) hereby agree to assume the following:

1. Any and all visible easements lying on or across the property.
2. Rights or claims of parties in possession not shown by the public records.
3. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.
4. Any and all other conditions, limitations, reservations, easements, and other matters of record including Declaration of Covenants and Restrictions that may affect said Property.

Whenever used, the singular number shall include the plural, the plural the singular, and the is of any gender shall be applicable to all genders.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, this instrument has been executed this 1st day of February, 2022.

GRANTOR: SALVATORE GALLETTI
By: Antonietta Lynn Netterville, his attorney-in-fact

Salvatore Galletti by Antonietta Lynn Netterville, his attorney-in-fact

GRANTOR: DIANA GALLETTI
By: Antonietta Lynn Netterville, her attorney-in-fact

Diana Galletti by Antonietta Lynn Netterville, her attorney-in-fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared **Antonietta Lynn Netterville** with who I am personally acquainted, and who upon oath acknowledged themself to be the Authorized Power of Attorney for **Salvatore Galletti**, of record in the Davidson County Register of Deeds as Instrument Number 20220703-0012821, and as such, acknowledged that they are authorized to execute the foregoing instrument on behalf of **Salvatore Galletti**, the within named **Antonietta Lynn Netterville**, an Individual residing in the state of Tennessee, and that they in such capacity as Authorized Power of Attorney executed the foregoing instrument for the purposes contained therein, by signing their name on behalf of the **Salvatore Galletti** as Authorized Power of Attorney.

WITNESS my hand, at office, on this 1st day of February, 2022.

Notary Public Madelyn N Reynolds My Commission Expires



STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared **Antonietta Lynn Netterville** with who I am personally acquainted, and who upon oath acknowledged themself to be the Authorized Power of Attorney for **Diana Galletti**, of record in the Davidson County Register of Deeds as Instrument Number 20220203-00127810 and as such, acknowledged that they are authorized to execute the foregoing instrument on behalf of **Diana Galletti**, the within named **Antonietta Lynn Netterville**, an Individual residing in the state of Tennessee, and that they in such capacity as Authorized Power of Attorney executed the foregoing instrument for the purposes contained therein, by signing their name on behalf of the **Diana Galletti** as Authorized Power of Attorney.

WITNESS my hand, at office, on this 1st day of February, 2022.

Notary Public _____ My Commission Expires _____

MADELYN N REYNOLDS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
11/06/2024
DAVIDSON COUNTY