Karen Johnson Davidson County
Batch# 803225 DEEDWARR
02/10/2022 11:08:30 AM 3 pgs
Fees: $18.00 Taxes: $1,554.00
20220210-0015588

ADDRESS NEW OWNER: James Garruto
Barbara Garruto
40 MARY ANN RD
OAK RIDGE, NJ 07438

SEND TAX BILL TO: CARDINAL FINANCIAL
PO BOX 961292
FT WORTH, TX 76161-0292

MAP-PARCEL NOS. 081080B00200CO

Prepared by: Cindy S. Smith, P.C., Attorney at Law
P.O. Box 292004
Nashville, TN 37229-2004

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **Stephen Atnip, unmarried** (the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto **James Garruto and Barbara Garruto, husband and wife** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson County**, State of Tennessee, being more particularly described as follows, to wit:

A certain tract or parcel of Land located in Davidson County, State of Tennessee, described as follows, to wit;

Being Unit No. 2, as shown on Exhibit A on the Master Deed from Buchanan Street Townhomes, of record in Instrument No. 20060524-0060916, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete legal description.

Being the same property conveyed to Stephen Atnip from Federal National Mortgage Association (Fannie Mae), by Wilson and Associates, P.L.L.C., its duly authorized attorney in fact, by Special Warranty Deed recorded on January 7, 2010, in Instrument No. 20100107-0001382, Register's Office for Davidson County, Tennessee.

This is property with a common address of 1801 A 6th Ave N, Nashville, TN 37208.

SAID PROPERTY IS BEING CONVEYED "AS-IS".

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING:
(1) Property taxes for the current year and all subsequent years, taxes for the current year having been prorated and payment of same being assumed by the Grantee.(2) All matters appearing on the Plan of record in Book 21, Page 105, Register's Office for Davidson County, Tennessee.(3) All matters appearing on Exhibit "A" (Plat) of the Master Deed of Buchanan Street Townhomes, a Horizontal Property Regime with Private Elements of record in Instrument No. 20060524-0060916, Register's Office for Davidson County, Tennessee.(4) Master Deed of Buchanan Street Townhomes of record in Instrument No. 20060524-0060916, said Register's Office.(5) Charter for Buchanan Street Townhomes Homeowners Association, Inc., of record in Instrument No. 20060524-0060915, said Register's Office.(6) The easements, restrictive covenants, conditions and regulations imposed upon and relating to the property, apartments, co-owners, and tenants of Buchanan Street Townhomes, a Horizontal Property Regime, contained in the Master Deed and the By-Laws appended thereto(7) Subject to the Tennessee Horizontal Property Act as same is set forth in Tennessee Code Annotated, Section 66-27-101, et seq., as same is amended.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever. And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their heirs, representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 28th day of January 2022.

Stephen Atnip

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Stephen Atnip, unamrried,** with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 28th day of January 2022.

Notary Public
My Commission Expires: 7-9-2024

CINDY S. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 9, 2024

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater for this transfer is $420,000.00.

Theresa C. Richardson
Affiant

Subscribed and sworn before me this 28th day of January 2022.

Notary Public
My Commission Expires: 7/9/2022

DANIEL L. WISCHHOF
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

File No. 2201-007

CERTIFICATE OF AUTHENTICITY

I, the undersigned Daniel L. Wischhof, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 28TH day of January, 2022.

Date: 1-31-2022

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Theresa C. Richardson, a notary public for this county and state, Daniel L. Wischhof, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed on this 31st day of January, 2022.

Theresa C. Richardson

My commission expires 7/9/2024.

THERESA C. RICHARDSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY