# WARRANTY DEED

Karen Johnson Davidson County
Batch# 890069 DEEDWARR
07/18/2022 10:13:56 AM 3 pgs
Fees: $18.00 Taxes: $4,070.00

20220718-0081851

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,100,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of July, 2022.

Notary Public

MY COMMISSION EXPIRES: 10/23/2023

(AFFIX SEAL)

JENNIFER WEST NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

**THIS INSTRUMENT WAS PREPARED BY**

Stewart Title Company Tennessee Division
100 Bluegrass Commons Blvd, Ste 115, Hendersonville, TN 37075

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Margaret Jeanne Zerfoss | Margaret Jeanne Zerfoss | 093-09-0C-107.00-CO |
| (NAME) | (NAME) | |
| Apt 1105, 1212 Laurel Street | Apt 1105, 1212 Laurel Street | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37203 | Nashville, TN 37203 | |
| (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 considerations, the receipt of which is hereby acknowledged, I, **Justin M. Lacava, an unmarried man** hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Margaret Jeanne Zerfoss, an unmarried person, as to an undivided 50% interest and William Taylor Bright Jr., an unmarried person, as to an undivided 50% interest, as tenants in common** hereinafter called the GRANTEE(S), his/her/their assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

That certain Tract or parcel of land Davidson County, State of Tennessee, described as follows, to wit:

A certain condominium located in Davidson County, Tennessee, being Unit 1105 of Twelve Twelve, a condominium, a Condominium Development established pursuant to the provision of the Tennessee Condominium Act of 2008 as the same is set out in Section 66-27-201, et seq. of the Tennessee Code Annotated, under the Declaration of Condominium establishing Twelve Twelve of record in Instrument Number 20140718-0063781, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the Bylaws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electricity, 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 B to said Declaration:

Together with a percentage interest in the common elements and voting percentage as set forth in Exhibit F to said Declaration.

Being the same property conveyed to Justin M. Lacava, an unmarried man by Warranty Deed from George Wheeler Matthews, III and Kimberly F. Matthews, dated 12/28/2020, of record in Book 11625, Page 251, Register's Office for Davidson County, Tennessee.

Subject to any and all **Conveyance of the above described property is subject to the following: 1) The Plan of record as set out on Exhibit "B" to the Declaration of Condominium of record in Instrument No. 20140718-0063781, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. 2) Declaration of Twelve Twelve Condominiums, of record in Instrument No. 20140718-0063781 amended in Instrument No. 20160614-0060193, Instrument No. 20191230-0134559 and Instrument No. 20220329-0036090 and By-Laws appended thereto, Register's Office for Davidson County, Tennessee. 3) Charter of Twelve Twelve Condominium Association, Inc., of record in Instrument No. 20140627-0056540, Register's Office for Davidson County, Tennessee. 4) All matters shown on the Plan of record in Instrument No. 20120216-0013756, said Register's Office. 5) Easement to the State of Tennessee as set out in the Deed of record in Book 4318 Page 544, said Register's Office. 6) Bill No. 084-571 closing Alley No. 234 extending from 12th Ave. S. westerly to the easterly margin of Interstate 40 retains easements to the Metropolitan Government of Nashville and Davidson County, Tennessee. 7) Restrictive Covenants for the Arts Center Redevelopment Plan of record in Book 10965 Page 404, amended in Book 11625 Page 252, Instrument No. 20020715-0084598, Instrument No. 20130903-0092714, Instrument No. 20130903-0092715, and Instrument No. 20140410-0030060, said Register's Office. 8) Declaration of Easements and Restrictive Covenants of record in Instrument No. 20121227-0119217, said Register's Office. 9) Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument No. 20130122-0006827, said Register's Office. 10) Restrictive Covenant as set out in the Quitclaim Deed of record in Instrument No. 20131231-0131305, said Register's Office. 11) Grant of Easements to Comcast of Nashville I, LLC of record in Instrument No. 20140328-0025601 and Instrument No. 20140924-0087646, said Register's Office. 12) Subject to rights of others in and to the common areas and/or elements. 13) Taxes for the current year prorated and assumed by the Grantee.**

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ Apt 1105, 1212 Laurel Street, Nashville, TN 37203

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 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), his/her/their 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.

Effective the 15th day of July, 2022.

Justin M. Lacava

State of Tennessee
County of Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Justin M. Lacava, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 15th day of July, 2022.

Notary Public:
My Commission Expires: _____

REBECCA CAMPBELL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 01-31-2024

**RETURN TO:**
**Stewart Title Company Tennessee Division**
**100 Bluegrass Commons Blvd, Ste 115**
**Hendersonville, TN 37075**