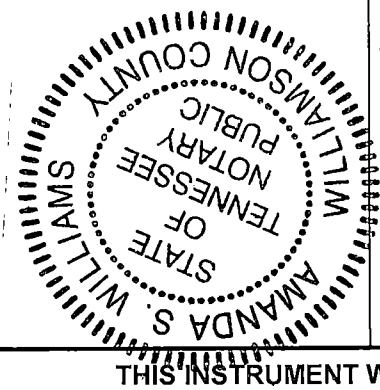
WARRANTY DEED

Karen Johnson Davidson County
Batch# 896940 DEEDWARR
08/01/2022 12:32:46 PM 2 pgs
Fees: $13.00 Taxes: $3,385.50

20220801-0087247



State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $915,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of July, 2022

Notary Public

MY COMMISSION EXPIRES: 11.20.2024

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Daniel Bandi	Same As New Owner	105-13-1-E-001.00 CO
(NAME)	(NAME)	
3858 W. Surrey Ct.		
(ADDRESS)	(ADDRESS)	
Rocky River, OH 44116		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, we, **Marc Torrence and Beverly Torrence, husband and wife,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Daniel Bandi and Deborah Bandi, husband and wife,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit 1 of the Homes at 12th & South Douglas, a Planned Unit Development, as shown on Exhibit "C" in the Declaration of Covenants, Conditions and Restrictions for Home at 12th & South Douglas, a Horizontal Property Regime with Private Elements pursuant to Tennessee Code Annotated Section 66-27-103(b) of record in Instrument Number 20170622-0062931, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said unit. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the unit, property, co-owners and tenants of Homes at 12th & South Douglas, a Horizontal Property Regime contained in said Declaration, the plat filed as Exhibit "C" to said Declaration appearing in Instrument Number 20170622-0062931 and Bylaws appended thereto as Exhibit "B", said Register's Office, are incorporated herein by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to Marc Torrence and Beverly Torrence, husband and wife, by Warranty Deed from Aspen Construction Holdings, LLC, a Tennessee limited liability company, dated January 31, 2020, of record in Instrument No. 20200203-0011898, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 2088 12th Ave. S, Nashville, TN 37204
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

This conveyance is subject to the following: Taxes for the year 2022, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; All matters appearing on the plan of record as Exhibit "C" to Instrument No. 20170622-0062931; Restrictions of record in Book 4220, page 723; Book 6236, page 263 and Instrument No. 20170622-0062931; Homeowners

Association Charter of record in Instrument No. 20170622-0062930; Easement for stormwater agreement of record in Instrument No. 20180130-0009307; Easement for public right of way of record in Instrument No. 20180119-0005891; all of record in the Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 our hands this 22nd day of July, 2022.

Marc Torrence

Beverly Torrence

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Marc Torrence and Beverly Torrence, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and official seal at Franklin, Tennessee, this 22nd day of July, 2022.

Notary Public
My Commission Expires: _____

PONDA CULBERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-7-2023

File No.: 36483