WARRANTY DEED

JENET D JANUTO
NOTARY PUBLIC
STATE OF WASHINGTON
License Number 183178
My Commission Expires February 19, 2023

DM-BR-22-1000-105

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $489,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF AUGUST, 2022.

Notary Public

MY COMMISSION EXPIRES 2/19/2023 (AFFIX SEAL)

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)
Robert Marra and Mary Lee Marra **Michael Marra**	Held Owner	
(NAME)	(NAME)	**081 16 0C 005.00**
94 Beacon St		
(ADDRESS)	(ADDRESS)	
Hyde Park, MA 02136		
(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, **ALEXANDRA JACOBS, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ROBERT MARRA AND MARY LEE MARRA, HUSBAND AND WIFE AND MICHAEL MARRA, SINGLE,** 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 105, Park Place Court as shown on plat of record in Instrument No. 20060419-0044909, and Declarations of Covenants, Conditions and Restrictions recorded at Instrument No. 20070420-0047604, amended at Instrument No. 20070427-0050429, in the Registers Office, Davidson County, Tennessee, to which plat reference is hereby made for a. more particular description of said property.

Being the same property conveyed to Alexandra Jacobs, Unmarried, by Cash Deed for Tennessee from Shaun Donovan, The Secretary of Housing and Urban Development, of Washington, D.C. of record in Instrument No. 20121217-0116151, in the Register's Office of Davidson County, Tennessee, dated December 14, 2012 and recorded on December 17, 2012. Alexandra Jacobs has since married, and the above described property is not and has never been the principle marital residence of the grantor and his/her current spouse.

This conveyance is subject to:
- Taxes for 2022 and subsequent years, a lien not yet due and payable.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Park Place Court, as recorded in Plat Instrument No. 20060419-0044909.
- Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20070420-0047604 and as amended in Instrument No. 20070427-0050429.
- Easement recorded in Book 1755, Page 325.
- Stormwater Detention Agreement as set forth in instrument recorded in Instrument No. 20060308-0027165.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1000 Warren St #105, Nashville, Tennessee 37208**.

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.

Karen Johnson Davidson County
Batch# 906629 **DEEDWARR**
08/23/2022 11:28:48 AM 2 pgs
Fees: $13.00 Taxes: $1,809.30
20220823-0095072

Witness my/our hand(s) this the 16th DAY OF AUGUST, 2022.

Alexandra Jacobs

STATE OF ~~TENNESSEE~~ WA
COUNTY OF ~~DAVIDSON~~ KING

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ALEXANDRA JACOBS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 16th of August, 2022.

Notary Public
My Commission Expires: 2/19/2023
(SEAL)

JENET D JANUTO
NOTARY PUBLIC
STATE OF WASHINGTON
License Number 183178
My Commission Expires February 19, 2023

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