THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 220842220** Karen Johnson Davidson County Batch# 917570 **DEEDWARR** 09/16/2022 10:08:52 AM 2 pgs Fees: $13.00 Taxes: $2,090.50 20220916-0103408	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $565,000.00. Affiant Subscribed and sworn to before me, this 14th day of September, 2022. Notary Public My Commission Expires: 06/11/2023

WARRANTY DEED

Address New Owner: Karen Wanamarta 600 Garfield Street, Unit 16 Nashville TN 37208	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 081-08-0R-017.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Daniel West, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Karen Wanamarta, a single woman**, ("Grantee"), her successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 16 , on the Horizontal Property Regime for 600 Garfield, a Townhome Development, as recorded in the Master Deed of record in Instrument No. 20081223-0122393, amended in Instrument No. 20100517-0037813 and in Instrument No. 20111116-0089694, Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description together with an undivided percentage interest in the common elements allocated to said unit as set forth in said Master Deed.

Being the same property conveyed to DANIEL WEST, by deed from DOUBLE A DEVELOPMENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, of record in Instrument No. 20101028-0086252 , dated October 26, 2010 , said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2022 and subsequent years for Map-Par. 081-08-0R-017.00 CO.

Matters shown on the Plan of record in Plat Book 21, page 105, said Register's Office.

Master Deed of record in Instrument No. 20081223-0122393, amended in Instrument No. 20100517-0037813 and Instrument No. 20111116-0089694, said Register's Office.

Grant of Anchor Easement of record in Book 8167, page 491, said Register's Office.

Inspection and Maintenance Agreement for Private Stormwater Management Facilities of record in Instrument No. 20080317-0026281, said Register's Office.

Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage Water Mains, Pumps and Appurtenances of record in Instrument No. 20080317-0026307, said Register's Office.

Grant of Easement to Comcast of Nashville I, LLC, in Instrument No. 20090721-0068094, said Register's Office.

This is improved property located at 600 Garfield Street, Unit 16 Nashville TN 37208

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 14th day of September, 2022.

Daniel West

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Daniel West, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 14th day of September, 2022.

Notary Public

My Commission Expires: 5/7/24



Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: GP-22-600-16