WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $448,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF DECEMBER, 2022

Notary Public

MY COMMISSION EXPIRES:

MARGARET R. MEANS NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 05/05/2025 DAVIDSON COUNTY

G-VRES-22-6666

Karen Johnson Davidson County
Batch# 954403 **DEEDWARR**
12/22/2022 10:19:43 AM 2 pgs
Fees: $13.00 Taxes: $1,659.45

20221222-0132051

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)
Federica Grimaldi	New owner	
(NAME)	(NAME)	**129-14-0A-049-00-CO**
6666 Brookmont Terrace # 505		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205-4623		
(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, **DEBORAH A. EPLEY, SINGLE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **FEDERICA GRIMALDI, A SINGLE PERSON,** 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 Number 505, Wessex Towers Condominium Apartments, as shown on Plat of record in Plat Book 5200, Page 142-143, as established under Master Deed of record in 5414, page 634, as amended in Book 5599, page 39, Book 5792, page 982, Book 6478, page 742, Book 6935, page 829, and re-recorded in Book 9935, page 486, Book 10705, page 777 and Instrument No. 20011127-0129399, in the Register's Office for Davidson County, Tennessee, to which master deed reference is hereby made for a more complete description of said unit.

Being the same property conveyed to Deborah A. Epley by Warranty deed from Robert W. Spears and Jane Q. Spears, husband and wife of record in Instrument No. 20210527-0071999 Register's Office for Davidson County, Tennessee, dated May 24, 2021 and recorded on May 27, 2021.

This conveyance is subject to:
- Taxes for the year 2023 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 5200, Pages 142 and 143, inclusive, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 5414, Page 634, amended in Book 5599, Page 39, Book 5792, Page 982, Book 6478, Page 742, Book 9935, Page 486, Book 10705, Page 777, Instrument No. 20080624-0065008 and Appointment of Successor Trustee recorded in Book 7473, Page 977 and Instrument No. 20120516-0042527, Register's Office for Davidson County, Tennessee.
- Charter for HOA of record in Book 5412, Page 451, and Book 5414, Page 660, in the Register's Office for Davidson County, Tennessee.
- Lease between Chasetel Real Estate Holding Company Inc. and Wessex Towers Homeowners Assn. of record in Instrument No. 20000525-0052237, in the Register's Office for Davidson County, Tennessee.
- Memorandum of Building and Rooftop Lease Agreement of record in Instrument No. 20151006-0101536, in the Register's Office for Davidson County, Tennessee.
- By-Laws of record in Book 5414, Page 653 and amended in Instrument No. 20011127-0129399, in the Register's Office for Davidson County, Tennessee.
- Lease Agreement of record in Book 10454, Page 553, in the Register's Office for Davidson County, Tennessee.
- Memorandum Summarizing Contract Restricting use and sale of real Property of record in Instrument No. 20081112-0111867, in the Register's Office for Davidson County, Tennessee.
- Right-of-way Easement granted to Comcast of Nashville I, LLC as contained of record in Instrument No. 20171127-0120861, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **6666 Brookmont Terrace # 505, Nashville, Tennessee 37205-4623**.

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.

Witness my/our hand(s) this the 20th DAY OF DECEMBER, 2022.

Deborah A. Epley

Deborah A. Epley

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DEBORAH A. EPLEY, 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 20th of December, 2022.

Notary Public
My Commission Expires: 11-3-25
(SEAL)

JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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