Karen Johnson Davidson County
Batch# 954416 DEEDWARR
12/22/2022 10:28:25 AM 2 pgs
Fees: $13.00 Taxes: $2,590.00
20221222-0132069

WARRANTY DEED

Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

File No. JN-22-3712

STATE OF TENNESSEE
COUNTY OF DAVIDSON

ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $700,000.00

Katie Bradley
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st day of December, 2022

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

VIRGINIA DES JARLAIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 08, 2025

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Marc Bruno		
(NAME)	(NAME)	082-05-0-039.00
1627 5th Avenue North	NEW OWNER	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208		
(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, I/we, **Michael G. Conaty Jr. and Rachel Mae Conaty, husband and wife** , HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Marc Bruno, a married man**, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Being the South 28 1/7 feet of Lot No. 140 and the North 7 1/7 feet of Lot No. 142, as shown on the Map entitled North Nashville Real Estate Company's Plan of record in Plat Book 21, Page 105, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said part of said lots adjoin and front together 35 2/7 feet on the West side of Fifth Avenue North and run back between parallel lines 182 feet, more or less, to an alley.

Being the same property conveyed to Michael G. Conaty, Jr., and Rachel Mae Conaty, husband and wife, by Warranty Deed from Gilbert Randolph Mills and Susan K. Mills, husband and wife, of record in Instrument No. 20160516-0048487, Register's Office for Davidson County, Tennessee, dated May 10, 2016 and recorded on May 16, 2016 and Scrivener's Affidavit of recorded on August 17, 2016 in Instruments No. 20160817-0085916, said register's office.

This is property more commonly known as 1627 5th Avenue North, Nashville, TN 37208.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2023 and thereafter; and (3) All matters shown on the Plan of record, 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 my/our hand this 21st day of December, 2022.

Michael G. Conaty, Jr.

Rachel Mae Conaty

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 21st day of December, 2022, before me personally appeared Michael G Conaty, Jr. and Rachel Mae Conaty, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 21st day of December, 2022.

Notary Signature
My commission expires:

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2024