Karen Johnson Davidson County
Batch# 1021059 DEEDWARR
06/29/2023 02:11:30 PM 4 pgs
Fees: $23.00 Taxes: $1,614.13
20230629-0049861

THIS INSTRUMENT PREPARED BY: Mudter, Patterson & Cox PLLC 3811 Bedford Avenue Suite 205 Nashville, Tennessee 37215 FTEC File No. 37694-05-2023	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $436,250.00. Affiant Subscribed and sworn to before me this 27th day of June, 2023. Notary Public My Commission Expires: 7/4/2024

ALLISON TAYLOR NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON MY COMM. EXPIRES 07/04/2024

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Daniel Halal Laura W. Lookabaugh 800 Woodland Street #205 Nashville, TN 37206	Cadence Bank 2778 WEST JACKSON ST. BUILDING C, 2ND FLOOR TUPELO, MS 38801	Map and Parcel No.: 082160E01600CO

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, Amanda Rita Romano, a single woman ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to Daniel Halal and Lara Lookabaugh, husband and wife, and Mark Halal, a married man, joint tenants (collectively, "Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 800 Woodland Street #205, Nashville, Davidson County, Tennessee 37206.

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

And Grantor covenants that she 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 as set out on Exhibit "A" hereto. Grantor further covenants and binds herself, her heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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 the 27th day of June, 2023.

GRANTOR:

Amanda Rita Romano

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand, at office, this 27th day of June, 2023.

Notary Public
My Commission Expires:

KELLY E. COX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 8, 2025

Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 205, together with parking space #10 and the appurtenant interest in the common elements of City View Lofts Condominiums, a horizontal property regime established by Master Deed, recorded as Instrument No. 20020905-0107488, as amended in Instrument No. 20030826-0123605 and Instrument No. 20110321-0021996, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit D to the aforementioned Master Deed and being located upon Lot No. 1 on the Plan of City View Lofts recorded as Instrument No. 20020828-0104026, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Amanda Rita Romano, unmarried by deed dated March 23, 2018 from Emily B. Warren, a single woman, of record in Instrument No. 20180326-0028125, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State, County, and City taxes and assessments for the year 2023 and subsequent years, a lien, not yet due and payable, which have been prorated and assumed by Grantees.
2. Restrictive covenants contained in an instrument of record in Instrument No. 20010529-0055279, Instrument No. 20010529-0055280, and in Instrument No. 20020905-0107487, Register's Office for Davidson County, Tennessee.
3. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed for City View Lofts Condominiums, of record in Instrument No. 20020905-0107488, as amended in Instrument No. 20030826-0123605 and Instrument No. 20110321-0021996, Register's Office for Davidson County, Tennessee.
4. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
5. All matters appearing on the Plan of record in Instrument No. 20020828-0104026, Register's Office for Davidson County, Tennessee.
6. Approval of Development Plan recorded in Instrument No. 20030826-0123606, Register's Office for Davidson County, Tennessee.

Certificate of Authenticity

I, ALLISON TAYLOR, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on **June 27, 2023**.

Date

Affiant Signature

June 29, 2023

Date

State of TENNESSEE

County of DAVIDSON

Sworn to and subscribed before me this **29** day of **June**, 20**23**.

Notary's Signature

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025

My Commission Expires: 5/5/2025

Date

Notary's Seal (if on paper)