THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Road, Suite 203A
Nashville, TN 37215

CRT File No. 15043635

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $610,000.00.

Affiant

Subscribed and sworn to before me, this 4th day of June, 2015.

Notary Public
My Commission Expires: _____

BILL GARRETT, Davidson County
Trans:T20150044933 DEEDWARR
Recvd: 06/08/15 14:23 2 pgs
Fees:13.00 Taxes:2479.00
20150608-0053632

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Prentice Marsh and Elisabeth Small 924 S DOUGLAS AVE #A Nashville TN 37204-2021	New Owner	Tax Parcel ID No. 105130F00100CO

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, **Vicki H. Metzgar and Susan E. Johnston** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Prentice Marsh, Jr. an unmarried man and Elisabeth Small, an unmarried woman, as joint tenants with rights of survivorship**, ("Grantees"), its 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 A of 924 South Douglas Avenue Townhomes, a horizontal property regime with private elements located in Nashville, Davidson County, Tennessee, and described in Master Deed for 924 South Douglas Avenue Townhomes, a horizontal property regime with private elements, of record in Instrument No. 20070625-0075880, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The Easements, Restrictive Covenants, Conditions and Regulations imposed upon and relating to the units, property, Co-owners and tenants of 924 South Douglas Avenue Townhomes, a horizontal property regime with private elements, contained in said Master Deed, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20070625-0075880, and bylaws appended thereto Exhibit "C", said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said unit.

Being the same property conveyed to Vicki H. Metzgar and Susan E. Johnston, tenants in common with the right of survivorship by Warranty Deed from Scott Brakefield and wife, Andrea Brakefield, recorded on the 7th day of March, 2011 in Instrument No. 20110307-0017772, in the Register's Office of Davidson County, Tennessee.

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.

County of Davidson taxes for the year 2015 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of WAVERLY PLACE, as recorded in Plat Book 57, Page(s) 95, and Exhibit B to Master Deed of 924 SOUTH DOUGLAS AVENUE TOWNHOMES recorded at Instrument No. 20070625-0075880.

Charter of 924 South Douglas Avenue Townhome Owners Association, recorded at Instrument No. 20070614-0071248.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing 924 SOUTH DOUGLAS AVENUE TOWNHOMES of record in Instrument No. 20070625-0075880 ; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.

Quitclaim Deed for Common Area, recorded at Instrument No. 20090806-0074197.

Restrictive Covenant for Detached Structure recorded at Instrument No. 20141001-0090401.

This is improved property located at 924 S DOUGLAS AVE #A Nashville TN 37204-2021

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 4th day of June, 2015.

Vicki H. Metzgar

Susan E. Johnston

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Vicki H. Metzgar and Susan E. Johnston, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 4th day of June, 2015.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES
SEPTEMBER 10, 2018