Davidson County DEEDWARR
Recvd: 09/03/15 10:03 3 pgs
Fees:18.00 Taxes:1483.70
20150903-0089855

#32602

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 15085075**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $401,000.00. Affiant Subscribed and sworn to before me, this 2nd day of September, 2015. Notary Public My Commission Expires: My Comm. Expires November 6, 2017

KELLY E. COX STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

WARRANTY DEED

Address New Owner: Scott Andrews 413 VAN BUREN ST #102 Nashville TN 37208-2778	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 082090T01600CO

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, **Shane Kimball, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Scott D. Andrews, unmarried,** ("Grantee"), his 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 16, Germantown Station Condominium, as established in Exhibit B to Declaration of record in Instrument No. 20100804-0061209, amended in Instrument No. 20111020-0081623, in the Register's Office, Davidson County, Tennessee, to which Master Deed reference is hereby made for a more particular description of said unit.

Being the same property conveyed to Shane Kimball, a single person by Warranty Deed from Hugh R. Hanna and Amanda C. Hanna, husband and wife, recorded on the 5th day of November, 2012 in Instrument No. 20121105-0101434, in the Register's Office of Davidson County, Tennessee.

Ashley Kimball joins in this instrument for the purpose of conveying any and all interest in said property, marital or otherwise.

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.

Covenants, Conditions and Restrictions recorded in Instrument No. 20100804-0061209, amended in Instrument No. 20111020-0081623.

Easement for Water Quality, recorded in Instrument No. 20070919-0111969.

Matters shown on a survey prepared by Initial Point Land Surveying, Inc., L. Kevin Morehead, TN RLS No. 2315, dated February 14, 2006.

Inspection and Maintenance Agreement for Private Stormwater Management Facilities recorded at Instrument Nos. 20070919-0112010 and 20100621-0047868.
Condition set out in Quitclaim Deeds recorded in Instrument Nos. 20100722-0057467 and 20100722-0057468.

This is improved property located at 413 VAN BUREN ST #102 Nashville TN 37208-2778

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 2nd day of September, 2015.

Shane Kimball

Ashley Kimball

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Witness my hand, at office, this 2nd day of September, 2015.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

True Copy Certification

I, KELLY E. COX, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

KELLY E. COX

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, GEORGE E. MUDTER, JR., a notary public for this county and state, KELLY E. COX, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature
My Commission Expires:
Notary Seal:

