THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 16057495** BILL GARRETT, Davidson County Trans:T20160045289 DEEDWARR Recvd: 05/31/16 08:45 2 pgs Fees:13.00 Taxes:888.00 20160531-0054064	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $240,000.00. Affiant Subscribed and sworn to before me, this 23rd day of May, 2016. Notary Public My Commission Expires:

JAMES ALEXANDER
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES MARCH 25, 2018

WARRANTY DEED

Address New Owner: James A. Moench and Monique H. Moench 5025 Hillsboro Pike, Unit 17-A Nashville TN 37215-6355	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 131-01-0D-145.00-CO

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, **Jordan Walter Michael, a single man** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **James A. Moench and Monique H. Moench, husband and wife**, ("Grantees"), their 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 No. 145, also known as Unit No. 17-A, on the Plan of Georgetown Condominium Apartments, of record in Plat Book 5200, page 4, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of 5025 Hillsboro Homeowners' Association, a horizontal property regime established by Master Deed and By-Laws in Book 5211, page 325, amended in Book 5616, page 133, Book 6079, page 516, and Instrument No. 20120731-0067332, said Register's Office.

Being the same property conveyed to Jordan Walter Michael, a single man by Warranty deed from Barbara Allan Daniel McGinty, married, who acquired title as Barbara Allan Daniel, unmarried of record in Instrument No. 20150504-0040316 Register's Office for Davidson County, Tennessee, dated April 23, 2015 and recorded on May 04, 2015.

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.

Taxes for the year 2016, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 5200, Page 4, Register's Office for Davidson County, Tennessee.

The premises herein insured is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof and is subject to the By-Laws for the administration thereof; also subject to the easements, rights and interest 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 buildings thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Georgetown Apartments of record in Book 5211, Page 325, amended in Book 5616, Page 133 and Book 6079, Page 516, Register's Office for Davidson County, Tennessee.
Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4308, Page 575, in the Register's Office for Davidson County, Tennessee. (Only affects the common areas and not the individual units)
Easement granted to Metropolitan Government of Nashville and Davidson County of record in Book 7873, Page 859, in the Register's Office for Davidson County, Tennessee.
Deed of Conveyance for sanitary sewer to the Metropolitan Government of Nashville and Davidson County of record in Book 4308, Page 650, in the Register's Office for Davidson County, Tennessee.
Grant Easement of record in Instrument Number 20020122-0008269, in the Register's Office for Davidson County, Tennessee.
Grant of Easement of record in Instrument Number 20110620-0047283, in the Register's Office for Davidson County, Tennessee.
Resolution of the Board of Directors for the 5025 Hillsboro Homeowners Association of record in Instrument Number 20120731-0067332, in the Register's Office for Davidson County, Tennessee.
Grant of Easement of record in Instrument Number 20150505-0040558, in the Register's Office for Davidson County, Tennessee.
Appointment of Successor Trustee of record in Book 10225, Page 413, in the Register's Office for Davidson County, Tennessee.

This is improved property located at 5025 Hillsboro Pike, Unit 17-A Nashville TN 37215-6355

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 23rd day of May, 2016.

Jordan Walter Michael

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Witness my hand, at office, this 23rd day of May, 2016.

Notary Public
My Commission Expires: _____

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