THIS INSTRUMENT PREPARED BY:
Midtown Title, LLC
1704 Charlotte Avenue #105
Nashville, Tennessee 37203
M16-1730

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Deborah M. Unger 1717A 5th Avenue N. Nashville, TN 37208	NEW OWNER	81-8-Z-1.00

Davidson County DEEDWARR
Recvd: 06/28/16 15:30 3 pgs
Fees:18.00 Taxes:2053.50
20160628-0066035

STATE OF TN
COUNTY OF Sumner
The actual consideration or value, whichever is greater, for this transfer is $555,000.00

Affiant

Subscribed and sworn to before me, this the ~~22nd~~ 27th day of June, 2016.

Notary Public

My Commission Expires
(Affix Seal)

KRISTEN M. TRAINI Notary Public At Large SUMNER COUNTY, TENN.

SEP 2 0 2016

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged. We **Clement Lehman and Katie Bernard,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Deborah M. Unger, unmarried woman,** hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

BEING a certain unit with private elements situated in Davidson County, Tennessee, and further known as **Unit A** of 1717 5th Avenue Townhomes, a horizontal property regime with private elements, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by the Declaration of Covenants, Conditions and Restrictions for 1717 5th Avenue Townhomes, a horizontal property regime with private elements, of record in Instrument No. 20130311-0024115, Register's Office for Davidson County, Tennessee; including without limitation; those By-Laws appended thereto; together with an undivided percentage interest in the Common Elements appurtenant to each Unit. Reference is hereby made to the site plan shown as Exhibit "B" to the aforementioned Declaration, for a more complete identification and placement of such Unit. Said Unit being further located on Lot No. 178 on the Plan of North Nashville Real Estate Company's Plan, a map of which is of record in Plat Book 21, page 105, said Register's Office.

Being the same property conveyed to Clement Lehman and Katie Bernard by Warranty Deed from Aerial Investment Properties, LLC, a Tennessee limited liability company, dated September 23, 2013, recorded September 27, 2013, of record in Instrument No. 20130927-0101569, Register's Office for Davidson County, Tennessee.

This is ☒ Improved OR ☐ Unimproved property located at: **1717 A 5th Avenue North, Nashville, TN 37208**

This conveyance is made subject to (1) Property taxes for the year 2016, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantors paying their prorated share thereof to Grantee who will be responsible for payment of said taxes. (2) all applicable zoning ordinances (3) utility, sewer, drainage and other easements of record, (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (5) building restrictions, and (6) other matters of public record.

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. Whenever used, the singular number 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 **22nd** day of **June, 2016.**

GRANTOR(S)

Clement Lehman

Katie Bernard

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Clement Lehman and Katie Bernard** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that he/she/they executed the same for the purposes therein contained as his/her/their free Act and Deed.

Witness my hand and official seal on this the **22nd** day of **June, 2016.**

Notary Public
My Commission Expires:

JESSICA LASCELLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires OCT. 18, 2016

Please Record and Return To:
SIGNATURE TITLE SERVICES, LLC
1517 Hunt Club Blvd.
Ste 200
Gallatin, TN 37066

True Copy Certification

I, Kristen Traini, 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.

Signature

State of Tennessee

County of Sumner

Personally appeared before me, Darlene K. Suhrbier, a notary public for this county and state, Kristen Traini 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: 5-27-19

Notary' Seal (if on paper)

