THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 170411598**  	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $574,000.00. Affiant Subscribed and sworn to before me, this 12th day of May, 2017. Notary Public My Commission Expires: 2/8/2021

WARRANTY DEED

Address New Owner: Yoav Grossman and Hayley Grossman 823 Knox Avenue Nashville TN 37204-2618	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 118-01-0-U-002.00 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, **Stephanie A. Flecksteiner n/k/a Stephanie A. Dawson and Kory R. Dawson, wife and husband** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Yoav Grossman and Hayley Grossman, husband and wife**, ("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 No. "B", of Knox Avenue Townhomes, a Horizontal Property Regime with Private Elements, established by Declaration of Covenants, Conditions and Restrictions recorded as Instrument No. 20130228-0019886, Said Unit "B" depicted on Exhibit "C" of said Declaration of Covenants, Conditions and Restrictions for Knox Avenue Townhomes of record in Instrument No. 20130228-0019886, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Stephanie A. Flecksteiner and Kory R. Dawson, Joint Tenants both with the right of survivorship by Warranty Deed from Southeast Venture, LLC, a Tennessee limited liability company, recorded on the 16th day of June, 2014 in Instrument No. 20140616-0052043, 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 2017 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 as set forth in Declaration of Covenants, Conditions and Restrictions recorded in Instrument Nos. 20130228-0019886 and 20140423-0034016.

Charter of Townhome Association recorded at Instrument No. 20140604-0048598.

This is improved property located at 823 Knox Avenue Nashville TN 37204-2618

BILL GARRETT, Davidson County
Trans: T20170040987 DEEDWARR
Recvd: 05/15/17 09:46 2 pgs
Fees: 13.00 Taxes: 2123.80
20170515-0047742

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 12th day of May, 2017.

Stephanie A. Flecksteiner n/k/a Stephanie A. Dawson

Kory R. Dawson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Stephanie A. Flecksteiner n/k/a Stephanie A. Dawson and Kory R. Dawson, 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 12th day of May, 2017.

Notary Public

my commission expires: 01/17/21

NATHAN L. POWERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY