Davidson County DEEDWARR
Recvd: 05/15/17 15:27 3 pgs
Fees:18.00 Taxes:1028.60
20170515-0048200

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 170411590**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $278,000.00 Affiant Subscribed and sworn-to before me, this 12th day of May, 2017. Notary Public My Commission Expires:

WILLIAM T. CHAPMAN, II
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-10-2018

WARRANTY DEED

Address New Owner: Jason S. Kersey and Joshua N. Kravitz 320 Old Hickory Boulevard #2507 Nashville TN 37221	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 128-12-0A-113.00 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, **David Mitchell Newmark, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Joshua Kravitz, a single person and Jason S. Kersey, a single person, as joint tenants with right of survivorship**, ("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. 113, on the Horizontal Property Regime for Eagle Ridge at the Reserve, as recorded in the Master Deed of record in Instrument No. 20011011-0110875 and amended in Instrument No. 20030108-0003696, Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description together with an undivided percentage interest in the common elements allocated to said unit as set forth in said Master Deed.

Being the same property conveyed to DAVID MITCHELL NEWMARK, by deed from MICHAEL H. JONES, of record in Instrument No. 20060217-0019398, dated February 14, 2006, said Register's Office.

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.

General or special taxes and assessments required to be paid in the year 2017 and subsequent years for Map-Par. 128-12-0A-113.00 CO.

Liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated sections 67-5-603, et seq.

Matters shown on the Plan of record in Instrument No. 20030106-0001894 and Instrument No. 20041019-0125465, said Register's Office.

Master Deed of record in Instrument No. 20011011-0110875 and amended in Instrument No. 20030108-0003696, said Register's Office.

Storm Water Detention Agreement of record in Instrument No. 20001103-0109348, said Register's Office.

Agreement for Dedication of Public Utility Easement of record in Instrument No. 20000720-0071583, said Register's Office.

Easement to Harpeth Valley Utility District of record in Instrument No. 20050721-0084650, said Register's Office.

Sanitary Sewer Easement of record in Book 5074, page 945, Instrument No. 20000720-0071583 and Instrument No. 20000915-0091869, said Register's Office.

Drainage Easement of record in Book 7861, page 559 and Book 8083, page 534, said Register's Office.

This is improved property located at 320 Old Hickory Boulevard #2507 Nashville TN 37221

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.

David Mitchell Newmark

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, David Mitchell Newmark, 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 12th day of May, 2017.

Notary Public

My Commission Expires: _____

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-10-2018

True Copy Certification

I, Mitchell A. Watts, 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.

Mitchell A Watts

Signature

State of Tennessee

County of Davidson

Personally appeared before me, W. Reid Solomon, a notary public for this county and state, Mitchell A. Watts who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

WRS

Notary's Signature

My Commission Expires: 5-27-19

Notary' Seal (if on paper)

