THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 170411658**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $165,000.00. Affiant Subscribed and sworn to before me, this 17th day of May, 2017. Notary Public My Commission Expires:

BILL GARRETT, Davidson County
Trans:T20170043997 DEEDWARR
Recvd: 05/24/17 09:25 2 pgs
Fees:13.00 Taxes:610.50
20170524-0051452

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

WARRANTY DEED

Address New Owner: Michael Huffines 2020 BEECH AVE #D6 Nashville TN 37204-2173	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 105100A40200CO

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, **Rafal Sobota, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Michael Huffines**, ("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 number D-6 of the BeechTree Condominiums, a horizontal property regime, created under Title 66, Section 27-10, et seq. of the Tennessee Code Annotated, and as established by a Master Deed for BeechTree Condominiums, of record in Book 11174, Page 284 and as amended by First Amendment of record in Book 11680, Page 193 and further amended in Instrument No. 20151016-0105285, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto of record in Book 11174, Page 328, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said unit, as set forth in the said Master Deed. Reference is hereby made to the plan of BeechTree Condominiums as shown on the Exhibit Map to the First Amendment to the Master Deed, of record in Book 11680, Page 193, said Register's Office, to which plan reference is hereby made.

Being the same property conveyed to Rafal Sobota, unmarried by Warranty Deed from John Bass and wife, Felicia Bass, recorded on the 7th day of May, 2010 in Instrument No. 20100507-0035198, 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.

Terms and provisions of by-Laws of Beechtree Condominium Owner's Association, Inc. recorded in Book 11174, Page 328.

Charter of Beechtree Condominium Owner's Association, Inc. recorded in Book 11163, Page 16. Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing BEECH TREE Condominium of record in Book 11174, Page 284 , as

amended by instrument(s) of record in Book 11680, Page 193 and Instrument No. 20151016-0105285; also subject to easements, rights and interests 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 building thereon.

Easement for Right of Way, recorded in Book 3183, Page 65.

Conveyance to Homeowner's Association in Instrument No. 20041230-0155036.

Grant of Easement to Comcast of Nashville I, LLC as set forth in instrument recorded in Instrument No. 20090930-0090862.

This is improved property located at 2020 BEECH AVE #D6 Nashville TN 37204-2173

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 17th day of May, 2017.

Rafal Sobota

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Rafal Sobota, 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 17th day of May, 2017.

Notary Public

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