THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 170712713**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $260,000.00. Affiant Subscribed and sworn to before me, this 10th day of August, 2017. Notary Public My Commission Expires: 3-21-20

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM

BILL GARRETT, Davidson County
Trans:T20170071947 DEEDWARR
Recvd: 08/18/17 12:33 2 pgs
Fees:13.00 Taxes:962.00
20170818-0085132

WARRANTY DEED

Address New Owner: Brian A. Christensen 1101 18TH AVE S #407 Nashville TN 37212-2220	Send Tax Bills To: New Owner SAME	Tax Information: Tax Parcel ID No. 104040E40700CO

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, **Glen Vey and Shelley Vey, husband and wife, ninety percent (90%) and Alexander Vey, unmarried, ten percent (10%), as joint tenants with right of survivorship** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Brian A. Christensen, a married person** ("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 407, 1101 Eighteenth Avenue South, as shown on the Master Deed recorded at Instrument No. 20060807-0096688, re-recorded at Instrument No. 20060817-0101760 amended in Instrument No. 20090624-0058837, 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 by Warranty Deed from Pratap B. Kakkad and Bharati Kakkad, husband and wife to Alexander Vey, unmarried and Glen Vey and Shelley Vey, husband and wife, as recorded on the 3rd day of July, 2013 in Instrument No. 20130703-0068625 and Quitclaim Deed from Alexander Vey, unmarried, and Glen Vey and Shelley Vey, husband and wife to Glen Vey and Shelley Vey, husband and wife, ninety percent (90%) and Alexander Vey, unmarried, ten percent (10%) as joint tenants with the right of survivorship, as recorded on the 30th day of July, 2013 in Instrument No. 20130730-0079393, 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.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing 1101 EIGHTEENTH AVENUE of record in Instrument No. 20060807-0096688, re-recorded at Instrument No. 20060817-0101760, as amended by instrument(s) of record in Instrument No. 20090624-0058837; 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 recorded in Instrument No. 20060120-0007524.

Stormwater Detention Agreement recorded at Instrument No. 20060120-0007509.

An Application to Combine Parcels recorded at Instrument No. 20060213-0017351.

Reciprocal Easement recorded at Instrument No. 20070926-0114981.

Inspection and Maintenance Agreement recorded at Instrument No. 20071010-0120355.

This is improved property located at 1101 18TH AVE S #407 Nashville TN 37212-2220

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 10th day of August, 2017.

Glen Vey, by Alexander Vey, Attorney in fact
Glen Vey
By: Alexander Vey, His Attorney in Fact

Shelley Vey, by Alexander Vey, Attorney in Fact
Shelley Vey
By: Alexander Vey, Her Attorney in Fact

Alex Vey
Alexander Vey

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Alexander Vey, 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 10th day of August, 2017.

JAMES T. HARRIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES MAY 3, 2021

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Alexander Vey, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-fact for Glen Vey and Shelley Vey, of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 10th day of August 2017.

JAMES T. HARRIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES MAY 3, 2021

Notary Public