THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 170612357**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $125,500.00 Affiant Subscribed and sworn to before me, this 1st day of September, 2017. Notary Public My Commission Expires: Sept. 20, 2020

LISA K R WAGNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Davidson County DEEDWARR
Recvd: 09/08/17 08:44 3 pgs
Fees:18.00 Taxes:464.35
20170908-0092274

WARRANTY DEED

Address New Owner: Evans Mize, M.D. 196 Old Campbellsville Rd. Pulaski, TN 38478	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 133-14-0A-005.00-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, **Joseph Ryan Prielozny, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Evans Mize, M.D., unmarried** ("Grantee"), his 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 A-5 of The Village of Grassmere formerly Oakcrest Condominiums created under Title 64, Sections 2701 et seq., as amended, Tennessee Code Annotated as shown on plat of record in Plat Book 5200, Page 413, as established under Master Deed of record in Book 5884, Page 960 and amended and restated in Book 9559, Page 939, Instrument No. 19991230-09959939 and Instrument No. 20041102-0131823 and Instrument No. 20060630-00786787, and further amended in Instrument No. 20070301-0025595 in the Register's Office, Davidson County, Tennessee, to which master deed reference is hereby made for a more particular description of said unit.

Being the same property conveyed to Joseph Ryan Prielozny, unmarried by Warranty deed from Grassmere Development Company, LLC of record in Instrument No. 20070409-0041897 Register's Office for Davidson County, Tennessee, dated March 29, 2007 and recorded on April 09, 2007.

Jessica Cole Prielozny joins in this conveyance for the purpose of conveying all right, title, and interest she may have in and to the above described property as spouse of Joseph Ryan Prielozny.

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.

Taxes for the year 2017, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 5200, Page 413, Register's Office for Davidson County, Tennessee.

The premises herein insured is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof and is subject to the By-Laws for the

administration thereof; also subject to the easements, rights and interest 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 buildings thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of The Village At Grassmere f/k/a Oakcrest Condominiums of record in Book 5884, Page 960, as amended in Book 9559, page 939, Instrument No. 19941230-9559939, Instrument No. 1999123-09959939, Instrument No. 20041102-0131823, Instrument No. 20060630-0078687, and as amended and restated in Instrument No. 20070301-0025595, Register's Office for Davidson County, Tennessee.
By-Laws for Oakcrest Condominium and Oakcrest Condominium Association, Inc. appended to the aforementioned Master Deed as Exhibit "B", of record in Book 5884, Page 996, Register's Office for Davidson County, Tennessee.
Charter of Oakcrest Condominium Association, Inc. of record in Book 5860, Page 930, in the Register's Office for Davidson County, Tennessee.
Lease Agreements of record in Book 11578, Page 203, Instrument No. 20000517-0049769, Instrument Number 20061024-0131561, Instrument Number 20061024-0131560, in the Register's Office for Davidson County, Tennessee.
Storm Water Detention Agreement of record in Book 7233, Page 802, in the Register's Office for Davidson County, Tennessee.

This is improved property located at 420 Elysian Fields, A5 Nashville TN 37211

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, Grantors have executed this instrument on this 1st day of September, 2017.

Joseph Ryan Prielozny

Jessica Cole Prielozny

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Joseph Ryan Prielozny and Jessica Cole Prielozny, 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 1st day of September, 2017.

Notary Public

My Commission Expires:

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

MY COMMISSION EXPIRES
MARCH 25, 2018

True Copy of Certification

I, Lisa K.R. Wagner, do hereby make oath that I am a licensed attorney and/or 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 executed and authenticated according to law.

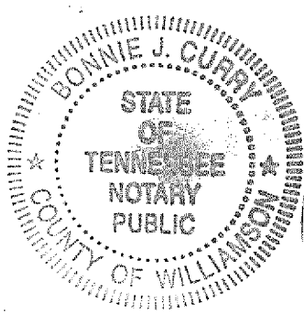
Lisa K.R. Wagner

Lisa K.R. Wagner

State of Tennessee

County of Rutherford

Personally appeared before me, Bonnie J. Curry, a notary public for this county and state, Lisa K.R. Wagner, who acknowledges that this certification of an electronic document is true and correct and whose signatures I have witnessed.



Bonnie J. Curry, Notary Public

My commission expires on 11/04/18