THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd, Ste 203A
Nashville, TN 37215

CRT File No. 170913567

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $425,000.00.

Affiant

Subscribed and sworn to before me, this 31st day of October, 2017.

Notary Public
My Commission Expires: 8.4.20

THOMAS VORHOLT II
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Bill Garrett Davidson County
Batch# 22796 DEEDWARR
11/06/2017 02:34:28 PM 4 pgs
Fees: $23.00 Taxes: $1,572.50

20171106-0113996

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Sean Rand 1417 4th Avenue North Nashville TN 37208	New Owner	Tax Parcel ID No. 082-09-0T-012.00-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, **Andrew Hines, married, and Marcy Hines and John Hines, husband and wife all as tenants in common with the right of survivorship,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Sean Rand, an unmarried man,** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

BEING Unit 12, Germantown Station Condominium, as shown on Exhibit B to Declaration of Record as Instrument No. 20100804-0061209, in the Register's office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said Unit.

BEING the same property conveyed to Andrew Hines, unmarried, and Marcy Hines and John Hines, husband and wife all as tenants in common with the right of survivorship by Warranty Deed from Germantown Station Homes, LLC, a Tennessee Limited Liability Company of record as Instrument No. 20110603-0042402, in the Register's Office for Davidson County, Tennessee.

The aforementioned Andrew Hines having since married. The property was never used as a marital residence.

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.

Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the Effective Date but prior to the date the proposed Insured acquires for value of record the estate or interest or Mortgage thereon covered by the Commitment.

Rights of claims and parties in possession not shown by the public records.

Any lien, or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the public records.

Any encroachment, encumbrance, violation, variation, or adverse circumstances affecting the Title that would be disclosed by an accurate and complete land survey of the Land.

Easements or claims of easements not shown by the Public Records.

If improvements are completed after January 1 of any year, the law requires supplemental assessment for the year in which improvements are completed as defined by statute. We assume no liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated, Section 67-5-603 et seq.\

Taxes for the year 2017, a lien currently due and payable.

All matters shown on the Plan attached as Revised Exhibit B, Amendment No. 1to the Declaration of Germantown Station Condominiums of record in Instrument No. 20111020-0081623, 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 Germantown Station Condominium of record in Instrument Number 20100804-0061209, amended in Instrument No. 20111020-0081623, Register's Office for Davidson County, Tennessee.

Charter for HOA of record in Instrument Number 20101119-0092835, in the Register's Office for Davidson County, Tennessee.

Easement for Water Quality of record in Instrument Number 20070919-0111969, in the Register's Office for Davidson County, Tennessee.

Inspection and Maintenance Agreement for Private Stormwater Management Facilities of record in Instrument Number 20070919-0112010 and Instrument No. 20100621-0047868, in the Register's Office for Davidson County, Tennessee.

Condition set out in Quitclaim Deed of record in Instrument Number 20100722-0057467 and Instrument No. 20100722-0057468, in the Register's Office for Davidson County, Tennessee.

Bylaws of record in Instrument Number 20150917-0094596, in the Register's Office for Davidson County, Tennessee.

Subject to rights of others in and to the common areas and/or elements.

This is improved property located at **1417 4th Avenue North Nashville TN 37208.**

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 31st day of October, 2017.

Andrew Hines

Marcy Hines

John Hines

STATE OF FLORIDA)

COUNTY OF PALM BEACH)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Marcy Hines and John Hines**, 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 31st day of October, 2017.

Notary Public

My Commission Expires: 4/30/2019

PATRICK J RODRIGUEZ
Notary Public - State of Florida
Commission # FF 225681
My Comm. Expires Apr 30, 2019
Bonded through National Notary Assn.

STATE OF _____)

COUNTY OF _____)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Andrew Hines**, 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 31st day of October, 2017.

Notary Public

My Commission Expires: _____

IN WITNESS WHEREOF, Grantor has executed this instrument on this 31st day of October, 2017.

Andrew Hines

Marcy Hines

John Hines

STATE OF _____)

COUNTY OF _____)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Marcy Hines and John Hines**, 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 31st day of October, 2017.

Notary Public

My Commission Expires: _____

STATE OF Indiana)

COUNTY OF Warrick)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Andrew Hines**, 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 31st day of October, 2017.

Notary Public Dennis W. Sullivan

My Commission Expires: 2·10·2019

SEAL

DENNIS W. SULLIVAN
Resident of Warrick County, IN
Commission Expires: February 10, 2019