Bill Garrett Davidson County
Batch# 23466 DEEDWARR
11/08/2017 10:19:46 AM 2 pgs
Fees: $13.00 Taxes: $962.00

20171108-0114905

WARRANTY DEED

LISA S. ALLARD STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $260,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 2ND DAY OF NOVEMBER, 2017.

NOTARY PUBLIC

MY COMMISSION EXPIRES 9/29/2021

THIS INSTRUMENT PREPARED BY, RETURN TO SAME
Vanderpool Law, 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 17-9266

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Sharobella Music AB	Mary Sharon Vaughn	104020H00200CO
124 Acklen Park Drive	PO Box 121285	
Nashville, TN 37203	Nashville, TN 37212	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE, **PETER T. FRITZ, A MARRIED MAN** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **SHAROBELLA MUSIC AB** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit No. 2 on the Plan of West Park Place Condominium of record in Plat Book 6900, Page 202, together with all Rights, Benefits, Responsibilities and a Proportionate Share in the West Park Place Condominium Homeowners Association, Inc., as set out in the Master Deed and By-Laws of record in Book 7120, Page 792 and amended in Book 7276, Page 824, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Peter T. Fritz, unmarried by Warranty Deed from Emanuoel A. Makrinakis By His Attorney In Fact, Keith H. Solomon, unmarried and Daniel Dorset and Petroula Dorset, husband and wife, recorded on the 9th day of January, 2014 in Instrument No. 20140109-0002475, in the Register's Office of Davidson County, Tennessee.

Kate Schnabel Fritz joins in the execution of this document to convey and and all interest she may have in said property.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

a. County of Davidson taxes for the year 2018 and thereafter, not yet due and payable.

b. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

c. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of WEST PARK PLACE, as recorded in Plat Book 6900, Page(s) 202,

d. Charter of West Park Condominium Homeowner's Association recorded in Book 7155, Page 111

e. Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing WEST PARK PLACE Condominium of record in Book 7120, Page 792, as amended by instrument(s) of record in Book 7276, Page 824; 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.

This is improved property known as 124 Acklen Park Drive, Nashville, TN 37203

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand on the 2nd day of November, 2017.

Peter T. Fritz

Kate Schnabel Fritz

STATE OF VIRGINIA
COUNTY OF Fairfax

Personally appeared before me, a Notary Public of said County and State, PETER T. FRITZ and KATE SCHNABEL FRITZ, the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained

Witness my hand and official seal at Fairfax, Virginia, this 2nd day of November, 2017.

Notary Public

My Commission Expires: 11/30/2021

COMMONWEALTH OF VIRGINIA NOTARY PUBLIC

DAVID J. REINER
Registration # 7717674
My Commission Expires
November 30, 2021