THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 171113883**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $632,500.00. Affiant Subscribed and sworn to before me, this 15th day of December, 2017. Notary Public My Commission Expires:

SHIRA KINDREY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 7, 2021

WARRANTY DEED

Address New Owner: Kevin P. Warner and Susan C. Ladd 4204 Hillsboro Pike #111 Nashville, TN 37215	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 104-04-0B-009.00-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, **Michael Myers and Cynthia Funk, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey, to **Kevin P. Warner and Susan C. Ladd, husband and wife**, ("Grantees"), their 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 No. 9, as shown on the map entitled Scarritt Place South Condominiums Revised, of record in Plat Book 5200, page 287, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to MICHAEL R. MYERS and wife, CYNTHIA S. FUNK, by deed from CLIFFORD O. RICHMOND, of record in Instrument No. 20120905-0079930, dated August 31, 2012, said Register's Office.

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.

Any discrepancies, conflicts, easements, boundary line disputes, any shortages in area, encroachments or protrusions, or overlapping of improvements which would be disclosed by an inspection and accurate survey of the premises
Rights and claims of parties in possession.

Mechanics', Contractors', or Materialmen's liens and lien claims, if any, where no notice thereof appears on record.

Any facts, rights, interests or claims which are not shown by the public record, but which could be ascertained by an inspection of the land or by making inquiry of person(s) in possession thereof.

Liens, encumbrances, or claims thereof, which are not shown by the public record.

Bill Garrett Davidson County
Batch# 39599 DEEDWARR
12/20/2017 08:43:32 AM 2 pgs
Fees: $13.00 Taxes: $2,340.00
20171220-0129405

General or special taxes and assessments required to be paid in the year 2017 and subsequent years for Map-Par. 104-04-0B-009.00-CO.

Liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated sections 67-5-603, et seq.

Matters shown on the Plan of record in Plat Book 5200, page 287, said Register's Office.

Master Deed and ByLaws of record in Book 5663, page 985, re-recorded in Book 5665, page 537, amended in Book 5788, page 118 and in Book 6067, page 983 and ByLaws amended in Instrument No. 20071012-0121425, said Register's Office.

Easements, Assessments and Special Assessments as contained in Master Deed of Record in Book 5663, page 985, re-recorded in Book 5665, page 537, said Register's Office.

This is improved property located at 1028B 18th Avenue South Nashville TN 37212

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 15th day of December, 2017.

Michael Myers

Cynthia Funk

STATE OF ~~TENNESSEE~~ Oregon
COUNTY OF ~~DAVIDSON~~ Multnomah

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Michael Myers and Cynthia Funk, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15th day of December, 2017.

Notary Public

My Commission Expires: 4/9/18

OFFICIAL STAMP
JAN MUTH
NOTARY PUBLIC - OREGON
COMMISSION NO. 927241
MY COMMISSION EXPIRES APRIL 09, 2018