WARRANTY DEED

Bill Garrett Davidson County
Batch# 41111 DEEDWARR
12/27/2017 09:58:47 AM 2 pgs
Fees: $13.00 Taxes: $1,365.30

20171227-0130997

G-BR-17-5809C

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $369,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF DECEMBER, 2017.

Notary Public

MY COMMISSION EXPIRES: 8.17.19
(AFFIX SEAL)

RENNA ANN WALTERS STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Rachel Ann Gerlits and Francis P. Gerlits	New Owner	
(NAME)	(NAME)	**091-06-1G-001.00-CO**
5809C Morrow Road		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **JEFF KIRBY, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **RACHEL ANN GERLITS, A SINGLE WOMPAN AND FRANCIS P. GERLITS, A MARRIED MAN, AS TENANTS IN COMMON WITH THE RIGHTS OF SURVIVORSHIP** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

A certain townhome located in Davidson County, Tennessee, being Unit No. C of 5809 Morrow Road Lot 1 Townhomes, a Horizontal Property Regime with Private Elements, established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Declaration establishing 5809 Morrow Road Lot 2 Townhomes of record in Instrument Number 20170202-0011477, as amended in Instrument No. 20171214-0127429, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all 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 thereof; said Unit being depicted on Plot Plan incorporated into Declaration; together with a percentage interest in the common elements and voting percentage as set forth in Declaration.

Being a portion of the same property conveyed to Jeff Kirby, married by Warranty Deed from Honorio Lemus Romo and wife, Graciela Gonzalez of record in Instrument No. 20161107-0117656, Register's Office for Davidson County, Tennessee, dated November 04, 2016 and recorded on November 07, 2016.

The above referenced property was investment property for the Grantor and has never been the principal marital residence for the Grantor.

This conveyance is subject to:
- Taxes for the year 2018 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record as Instrument Number 20170118-0005629, Register's Office of Davidson County, Tennessee.
- 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 Declaration establishing a Horizontal Property Regime of 5809 Morrow Road Lot 2 Townhomes of record in Instrument Number 20170202-0011477, as amended in Instrument No.20171214-01274729, Register's Office for Davidson County, Tennessee.
- Sewer tap connection easement of record in Book 2393, Page 615, in the Register's Office for Davidson County, Tennessee.
- Easement for Sanitary Sewers and/or Storm Drainage of record in Book 5010, Page 393, in the Register's Office for Davidson County, Tennessee.
- Subject to the flow of any creeks, streams, or branches across subject property.
- Subject to the right-of-way of Morrow Road.
- Subject to rights of others in and to the common areas and/or elements.

- Agreement for Shared Driveway of record in Instrument No. 20171214-0127435, Register's Office for Davidson County, Tennessee.
- Charter of Record for 5809 Morrow Road Lot 1 Townhomes Homeowners Association, Inc.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **5809C Morrow Road, Nashville, Tennessee 37209**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is 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 GRANTEE(S), 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/our hand(s) this the 21st DAY OF DECEMBER, 2017.

Jeff Kirby by John Gleaves, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, John Gleaves, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of JEFF KIRBY, and who acknowledged he/she/they executed the same as the free act and deed of the said JEFF KIRBY.

Witness my hand and official seal, this the 21st of December, 2017.

Notary Public
My Commission Expires: 8-31-2020
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212