Return To:
McCann & Hubbard
1804 Williamson Ct, Suite 201
Brentwood, TN 37027
615-377-3319

(1)

Bill Garrett Davidson County
Batch# 48356 DEEDWARR
01/17/2018 01:38:33 PM 2 pgs
Fees: $13.00 Taxes: $4,440.00

20180117-0004840

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $1,200,000.00

Affiant

Subscribed and sworn to before me, this 10th day of January, 2018.

Notary Public

My commission expires: 11-23-20

A. SCOTT HUBBARD STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

(Notary Stamp)

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

SPECIAL WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Adam Klenk	**New Owner**	**104-02-0R-001.00-CO** **104-02-0R-002.00-CO**
415 Church St. #2110		**104-02-0R-003.00-CO** **104-02-0R-004.00-CO** **104-02-0R-005.00-CO**
Nashville, TN 37219		**104-02-0R-006.00-CO** **104-02-0R-007.00-CO** **104-02-0R-008.00-CO**

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,

Daniel J. Reschly and wife, Krisann J. Reschly

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Adam Klenk

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:

A certain condominium located in Davidson County, Tennessee, being Unit Nos. 1 thru 8 of Parthenon Condominiums, a Condominium Development of record in Plat Book 8250, Page 816, 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 Master Deed and Charter and Bylaws establishing of record in Book 10620, Page 938, 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 Exhibit A-2 to said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in said Master Deed.

Being the same property conveyed to Daniel J. Reschly and Krisann J. Reschly, tenants in common, by Quitclaim Deed, from Daniel J. Reschly of record in Instrument No. 20050119-0006807, Register's Office for Davidson County, Tennessee. dated January 14, 2005, and recorded on January 19, 2005. Also being the same property conveyed to Daniel J. Reschly by deed from The Parthenon Group of record in Book 11005, page 250, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantee.
All matters of record shown on Plan of record in Book 8250, Page 816, Register's Office for DAVIDSON County, Tennessee.
The premises herein insured is a condominium apartment 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, 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 Parthenon Condominium, of record in Book 10620, Page 938, Register's Office for Davidson County, Tennessee.
Subject to rights of others in and to the common areas and/or elements.
Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.

This is improved property known as:
3181 Parthenon Avenue, Apt. 1, Nashville, TN 37203-1233
3181 Parthenon Avenue, Apt. 2, Nashville, TN 37203-1233
3181 Parthenon Avenue, Apt. 3, Nashville, TN 37203-1233
3181 Parthenon Avenue, Apt. 4, Nashville, TN 37203-1233
3181 Parthenon Avenue, Apt. 5, Nashville, TN 37203-1233
3181 Parthenon Avenue, Apt. 6, Nashville, TN 37203-1233
3181 Parthenon Avenue, Apt. 7, Nashville, TN 37203-1233
3181 Parthenon Avenue, Apt. 8, Nashville, TN 37203-1233

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and hereditaments thereunto belonging or in any wise appertaining to Grantee, its successors and assigns, in fee simple forever. Grantor further covenants that Grantor is seized and possessed of the said real estate and has the right to convey it and binds itself and its successors to warrant and forever defend the title to said real estate to Grantees, its successors and assigns, against the lawful claims of all persons claiming by, through, or under Grantor but not further or otherwise.

Witness my/our hand(s) this 10th day of January, 2018.

Daniel J. Reschly

Krisann J. Reschly

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, Daniel J. Reschly, the within named grantor, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who acknowledged he executed this instrument for the purposes therein contained.

Witness my hand, at office, this 10th day of January, 2018.

Notary Public

SCOTT HUBBARD NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

My Commission Expires: 11-23-20

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, Krisann J. Reschly, the within named grantor, with whom I am personally acquainted (or who proved to me her identity on the basis of satisfactory evidence), and who acknowledged she executed this instrument for the purposes therein contained.

Witness my hand, at office, this 10th day of January, 2018.

Notary Public

SCOTT HUBBARD NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

My Commission Expires: 11-23-20

File #: **180014SH**
RECORD & RETURN TO:
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027