THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 180114635** Bill Garrett Davidson County Batch# 65079 DEEDWARR 03/05/2018 12:30:27 PM 2 pgs Fees: $13.00 Taxes: $1,415.25 20180305-0020488	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $382,500.00. Affiant Subscribed and sworn to before me, this 28th day of February, 2018. Notary Public My Commission Expires:

TARA JONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

WARRANTY DEED

Address New Owner: Nathan L. Freitas 929 B Elvira Ave. Nashville TN 37216-3007	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 072-06-1H-002.00 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, **Hannah Craft, LLC, a Tennessee limited liability company** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Nathan L. Freitas, unmarried**, ("Grantees"), their successors, 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 B, TOWNHOMES AT 929 ELVIRA AVENUE, a Horizontal Property Regime with private elements of record in Instrument No. 20160617-0061614, in the Register's Office, Davidson County, Tennessee, to which reference is hereby made for a more particular description of said property.

Being the same property conveyed by Quitclaim Deed from Casey L. Hannah f/k/a Casey Lynn King, an unmarried woman to Hannah Craft, LLC, a Tennessee limited liability company, as recorded on the 17th day of June, 2016 in Instrument No. 20160617-0061613; Final Decree in Instrument No. 20150805-0077812 and Warranty Deed from Gary Goetzman, married to William Jesse King and Casey Lynn King, husband and wife, as recorded on the 1st day of November, 2013 in Instrument No. 20131101-0113785, in the Register's Office of Davidson County, Tennessee.

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.

Taxes for the year 2018 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of C. W. WALLER'S SUBDIVISION, as recorded in Plat Book 421, Page 35.

Covenants, Conditions and Restrictions as set forth in Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20160617-0061614.

Charter of Townhomes at 929 Elvira Avenue Homeowners Association recorded at Instrument No. 20160617-0061612.

This is improved property located at 929 B Elvira Ave. Nashville TN 37216-3007

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their 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, their 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 28th day of February, 2018.

Hannah Craft, LLC

BY: _____
Chester Hannah, Manager

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Chester Hannah, with whom I am personally acquainted, and who acknowledged himself to be the Manager of Hannah Craft, LLC a Tennessee limited liability company, the within named bargainer, and that he as such Manager executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as its Manager.

Witness my hand, at office, this 28th day of February, 2018.

_____
Notary Public
My Commission Expires: 01/17/21

