Return to and

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd, Ste 203A
Nashville, TN 37215

CRT File No. 180315372

STATE OF TENNESSEE)
COUNTY OF ~~DAVIDSON~~)
Williamson

The actual consideration or value, whichever is greater, for this transfer is: $247,500.00.

Affiant

Subscribed and sworn to before me, this30th day of March, 2018.

Notary Public
My Commission Expires: 3-13-22

LAURA ELIZABETH MATHIS NOTARY PUBLIC STATE of TENNESSEE WILLIAMSON COUNTY

Bill Garrett Davidson County
Batch# 75377 DEEDWARR
04/02/2018 12:21:30 PM 3 pgs
Fees: $18.00 Taxes: $915.75
20180402-0030303

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Jonathan Anderson and Amber Henning 3122 Long Boulevard Apt 302 Nashville TN 37203	New Owner	Tax Parcel ID No. 104-02-1D-302.00CO

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, **Peter Fechheimer, Trustee and Jeannette McNeil, Trustee of The Fechheimer and McNeil Family Trust dated July 20, 2001** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Jonathan Anderson and Amber Henning, as Joint Tenants with Right of Survivorship** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

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. 302 as shown in Exhibit B-1 of the Fourth Amendment to the Master Deed and Bylaws for Villages at Long Boulevard I, a Horizontal Property Regime, together with an undivided interest in any appurtenant common elements, as of record in Instrument No. 20071030-0128067, Register's Office for Davidson County, Tennessee, which amends the Master Deed and Bylaws for Villages at Long Boulevard I of record in Instrument No. 20060627-0076772, said Register's Office; as amended by the First Amendment to the Master Deed and Bylaws of record in Instrument No. 20061102-0136062, said Register's Office; as further amended by the Second Amendment to the Master Deed and Bylaws of record in Instrument No. 20070621-0074138, said Register's Office; as further amended by the Third Amendment to the Master Deed and Bylaws of record in Instrument No. 20070725-0088208, said Register's Office, to which plat is hereby referenced for a more complete legal description.

Being the same property conveyed to Peter Fechheimer and Jeannette McNeil, Trustees of the Fechheimer and McNeil Family Trust by Warranty Deed from Tony G. Chikas, unmarried, recorded on the 9th day of June, 2014 in Instrument No. 20140609-0050000, 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.

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

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

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of REVISED MAP OF WEST END PARK, as recorded in Plat Book 421, Page(s) 82 83.
Charter of Villages at Long Boulevard I Homeowners Association recorded at Instrument No. 20060627-0076771.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing VILLAGES AT LONG BOULEVARD I of record in Instrument No. 20060627-0076772, as amended by instrument(s) of record in Instrument Nos. 20061102-0136062; 20070621-0074138; 20070725-0088208; 20071030-0128067 and 20081031-0108684; 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 located at 3122 Long Boulevard Apt 302 Nashville TN 37203

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 30th day of March, 2018.

The Fechheimer and McNeil Family Trust, dated July 20, 2001

By: _____ Trustee
Peter Fechheimer, Trustee

By: _____ Trustee
Jeannette McNeil, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Peter Fechheimer and Jeannette McNeil, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained and who further acknowledged that they are trustees of The Fechheimer and McNeil Family Trust, dated July 20, 2001, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at Office, this 30th day of March, 2018.

_____
Notary Public

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-10-2018

True Copy Certification

I, Penny Y. Ray, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Penny Y. Ray
Signature

State of Tennessee
County of Williamson

Personally appeared before me, Patricia Haggard a notary public for this county and state, Penny Y. Ray who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5/6/19
Notary' Seal (if on paper)

