**THIS INSTRUMENT WAS PREPARED BY**

Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 540
Nashville, TN 37203
P18-24650

CARMEN COATS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-08-2022

Bill Garrett Davidson County
Batch# 93212 **DEEDWARR**
05/16/2018 03:28:41 PM 2 pgs
Fees: $13.00 Taxes: $1,491.10

20180516-0046948

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 403,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11TH DAY OF MAY, 2018.

Carmen Coats
Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

# WARRANTY DEED

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Brennan Sehrt | PINNACLE BANK | |
| 3189 Parthenon Avenue, Unit 5 | 150 3rd AVE SOUTH, STE 1000 | 104021E00500CO |
| Nashville, TN 37203 | NASHVILLE, TN 37201 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND 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 ACKNOWLEDGED, WE, **Mark J. Harmata and wife, Pamela F. Harmata,**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Brennan Sehrt, a single woman,**

HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, 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. 5 and Garage No. 5, together with the appurtenant interest in the common elements of The Rise at West End Park (F/K/A Parthenon II Townhomes) horizontal property regime with private elements established by Master Deed of record in Instrument No. 20060925-0118556 and amended in Instrument No.20070913-0110095, Register' s Office for Davidson County, Tennessee, said Unit being depicted on the Site Plan attached as Exhibit B to the aforementioned amendment to Master Deed and being located upon Lots Nos. 78 and 79 on the Plan of Revised Plan of West End Park of record in Plat Book 421, pages 82 and 83, Register' s Office for Davidson County, Tennessee.

Being the same property conveyed to Mark J. Harmata and wife, Pamela F. Harmata by Warranty deed from Wilson P. Burton, Jr. and wife, Joy K. Burton of record in Instrument No. 20130626-0065597 Register's Office for Davidson County, Tennessee, dated June 25, 2013 and recorded on June 26, 2013.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is IMPROVED property known as **3189 Parthenon Avenue, Unit 5, Nashville, TN 37203.**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 our hands this the 7th day of May, 2018.

Mark J. Harmata

Pamela F. Harmata

STATE OF Virginia

COUNTY OF Chesterfield

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Mark J. Harmata and Pamela F. Harmata,** the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainors, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 7th day of May, 2018.

My Commission expires: 3/31/2020

Notary Public

Jillian Beninson Ward
Commonwealth of Virginia
Notary Public
Commission No. 7342269
My Commission Expires 3/31/2020