THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 180415614** Bill Garrett Davidson County Batch# 94757 **DEEDWARR** 05/21/2018 01:20:34 PM 2 pgs Fees: $13.00 Taxes: $1,739.00 20180521-0048461	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $470,000.00 Affiant Subscribed and sworn to before me, this 14th day of May, 2018. Notary Public My Commission Expires:

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

WARRANTY DEED

Address New Owner: Daniel Barrett 801A 45th Avenue North Nashville TN 37209	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 091-12-0S-001.00-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, **Grantland Hammond, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Daniel Barrett, an unmarried man** ("Grantee"), his 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 801A, as established in Declaration of Covenants, Conditions and Restrictions for Homes at 801 45th Avenue North, a Horizontal Property Regime with Private Elements of record at Instrument No. 20161005-0105470, as amended in Instrument No. 20170426-0041166, in the Register's Office of Davidson, Tennessee with Plat attached as Exhibit "B" to which Master Deed reference is hereby made for a more particular description of said property.

Being a portion of the same property conveyed to Grantland Hammond, married by Warranty deed from Poplar Street Properties, LLC of record in Instrument No. 20160706-0069262 Register's Office for Davidson County, Tennessee, dated July 05, 2016 and recorded on July 06, 2016.

Grantor warrants that he has never lived in the subject property as a married person and that the subject property is not subject to any marital rights therein.

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, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 57, Page (s) 74 and 75, Register's Office for Davidson County, Tennessee.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20161005-0105470 and amended in Instrument No. 20170426-0041166, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of

the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons

Charter for Homes at 801 45th Avenue North Homeowners Association, Inc. of record in Instrument Number 20161005-0105469, in the Register's Office for Davidson County, Tennessee.

Quitclaim Deed from Homes at 801 45th Avenue North HOA, Inc. of record in Instrument Number 20161209-0129583, in the Register's Office for Davidson County, Tennessee.

Deed of Easement and Maintenance Agreement of record in Instrument Number 20170202-0011500, in the Register's Office for Davidson County, Tennessee.

This is improved property located at 801A 45th Avenue North Nashville TN 37209

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 14th day of May, 2018.

Grantland Hammond

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Grantland Hammond, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 14th day of May, 2018.

Nathan L. Powers
Notary Public
My Commission Expires: 01/17/21

NATHAN L. POWERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON