Box 14

Warranty Deed

Bill Garrett Davidson County Batch# 118011 **DEEDWARR** 07/18/2018 12:21:56 PM 3 pgs Fees: $18.00 Taxes: $1,997.63 20180718-0070010	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $539,900.00. Affiant Subscribed and sworn to before me, this the 16th day of July, 2018. Notary Public My commission expires: 9/1/20

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

JEFFREY LEE BROTHERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Thad Touchton	F&M Bank	
414A 36th Avenue North	50 Franklin St	092-09-4M-001.00-CO
Nashville, TN 37209	Clarksville, TN 37040	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **PETER J. CONNERTH, UNMARRIED**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **THAD TOUCHTON, SINGLE MAN**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND INN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit A, Homes at 414 36th Avenue North, a Horizontal Property Regime with Private Elements, as shown in the Declaration of Covenants, Conditions and Restrictions for Homes at 414 36th Avenue North, of record in Instrument No. 20160815-0084757, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Harry Armstrong and wife, Patricia Armstrong by Warranty deed from Hinda Gloria Kirshner, unmarried, and Alden Irving Kirshner and wife, Barrie D. Kirshner of record in Book 9815, page 559 Register's Office for Davidson County, Tennessee, dated September 22, 1995 and recorded on October 03, 1995.

Being a portion of the same property conveyed to Peter J. Connerth, unmarried by Warranty deed from Harry Armstrong and wife, Patricia Armstrong of record in Instrument No. 20160512-0047636 Register's Office for Davidson County, Tennessee, dated May 10, 2016 and recorded on May 12, 2016.

See also Exhibit A, Order Appeal Case 2018-175 in the Metropolitan Board of Zoning Appeals.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 414A 36th Avenue North, Nashville, TN 37209, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 16th day of July, 2018.

Peter J. Connerth

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Peter J. Connerth, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 16th day of July, 2018.

Notary Public

My Commission Expires: 5/3/21

DREW T. BANDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 3, 2021

Exhibit A

BEFORE THE METROPOLITAN BOARD OF ZONING APPEALS

RE: Peter Connerth
414 A 36th Avenue N
Map: 92-94-M Parcel: 1-CO
Zoning Classification: R6

APPEAL CASE 2018-175

ORDER

This matter came to be heard in public hearing on 5/10/2018, before the Metropolitan Board of Zoning Appeals, upon application for a variance from side setback requirements to construct a 2 unit attached HPR.

Based upon the entire record as recorded on the video recording and contained in the file, from all of which the Board finds that:

1) Proper legal and written notice of the public hearing had been complied with as set forth in Section 17.40.720 of the Metropolitan Code.

2) The appellant sought this permit under Section 17.40.180 (B) of the Metropolitan Code.

3) The appellant HAS satisfied all of the standards for a variance under Section 17.40.370 of the Metropolitan Code.

It is therefore, ORDERED by the Metropolitan Board of Zoning Appeals that the appellant's request shall be Granted.

UPON MOTION BY: David Ewing Seconded by: David Harper

Ayes: Alma Sanford, David Taylor, Christina Karpynec, Cynthia Chappell
Nays:
Abstaining:
Absent: Richard King

ENTERED THIS 15th DAY OF May, 2018

METROPOLITAN BOARD OF ZONING APPEALS

Chair

Secretary