THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 180616516** Bill Garrett Davidson County Batch# 119480 **DEEDWARR** 07/24/2018 08:26:04 AM 2 pgs Fees: $13.00 Taxes: $2,488.25 20180724-0071837	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $672,500.00. Affiant Subscribed and sworn to before me, this 19th day of July, 2018. Notary Public My Commission Expires:

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

WARRANTY DEED

Address New Owner: Rogers Pierpoint Hall and Karen E. Wieckert 141 49th Avenue North Nashville TN 37209	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 103-03-0I-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, **Charles Michels and Lauren Michels, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Rogers Pierpoint Hall and Karen E. Wieckert, husband and wife**, ("Grantees"), its 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 141A of the 49th Avenue Townhomes, a Horizontal Property Regime, as established in the Master Declaration of Covenants, Conditions and Restrictions of record as Instrument No. 20140325-0024455, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Charles Michels and Lauren Michels, husband and wife by Warranty deed from Christopher P. Marchetti and Gina M. Marchetti, husband and wife of record in Instrument No. 20150427-0037394 Register's Office for Davidson County, Tennessee, dated April 24, 2015 and recorded on April 27, 2015.

The execution of this instrument is effected by the signature of Charles Michels as Attorney-in-fact for Lauren Michels, which Power of Attorney is recorded in Instrument Number 20180724007183 6, Register's Office for 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, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 5210, Page 126, 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 20140325-0024455, 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 of HOA of record in Instrument Number 20140319-0022652, in the Register's Office for Davidson County, Tennessee.

Subject to rights of others in and to the common areas and/or elements.

This is improved property located at 141 49th 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 19th day of July, 2018.

Charles Michels

Lauren Michels by Charles Michels, attorney-in-fact

Lauren Michels by Charles Michels, attorney-in-fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Witness my hand, at office, this 19th day of July, 2018.

My Commission Expires:

Notary Public

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

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Charles Michels, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact for Lauren Michels and that he is authorized by Lauren Michels to execute this instrument on their behalf.

Witness my hand, at office, this 19th day of July, 2018.

My Commission Expires:

Notary Public

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