THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Ste 150
Brentwood, TN 37027

CRT File No. 180716992

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $469,900.00.

Affiant

Subscribed and sworn to before me, this 25th day of July, 2018.

Notary Public
My Commission Expires: 09/22/2021

JADEN SKYE SUTTLES STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 09-22-2021

Bill Garrett Davidson County
Batch# 121560 **DEEDWARR**
07/27/2018 03:01:16 PM 2 pgs
Fees: $13.00 Taxes: $1,738.63

20180727-0073630

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Jason Turan 801B 45th Avenue North Nashville TN 37209	New owner	Tax Parcel ID No. 091-12-0-S-002.00CO

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, **Grantland Hammond, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Jason Turan and Anne Marie Peterson Turan, husband and wife**, ("Grantees"), their 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 801B, as established in the 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 thereto as Exhibit "B", and to which 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, a Tennessee limited liability company, 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.

If improvements are completed after January 1 of any year, the law requires supplemental assessment for the year in which improvements are completed as defined by statute. We assume no liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated, Section 67-5-603 et seq. Subject to all matters shown on the Plan of record in Plat Book 57, Pages 74 and 75, Register's Office for Davidson County, Tennessee.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Declaration of Covenants, Conditions and Restrictions for Homes at 801 45th Avenue North, a Horizontal Property Regime with Private Elements, with By-Laws appended thereto, of record at Instrument Number 20161005-0105470, as amended in Instrument Number 20170426-0041166, in the Register's Office of Davidson, 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.
Subject to all matters shown on the Plan attached as Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions for Homes at 801 45th Avenue North, a Horizontal Property Regime with Private Elements, of record at Instrument Number 20161005-0105470, as amended in Instrument Number 20170426-0041166, in the Register's Office of Davidson, 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 801B 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 25th day of July, 2018.

Grantland Hammond

STATE OF ~~TENNESSEE~~) RHODE ISLAND
COUNTY OF ~~WILLIAMSON~~) NEWPORT

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 25th day of July, 2018.

Notary Public
My Commission Expires: MY COMMISSION EXPIRES 2/16/2020