THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd, Ste 203A
Nashville, TN 37215

CRT File No. 180516245

Bill Garrett Davidson County
Batch# 124860 **DEEDWARR**
08/06/2018 11:49:04 AM 2 pgs
Fees: $13.00 Taxes: $1,998.00

20180806-0076994

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $540,000.00.

KCR
Affiant

Subscribed and sworn to before me, this 24th day of July, 2018.

J anderson
Notary Public
My Commission Expires: _____

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Caroline Farren 205 31st Avenue North Apt 203 Nashville TN 37203	New Owner	Tax Parcel ID No. 104-02-0C-203.00 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, **Gustav Rudolf Stangl and Leopoldine Stangl, Husband and Wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Caroline Farren, married**, ("Grantees"), her 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 No. 203, on the Horizontal Property Regime for Midtown Lofts Condominiums, as recorded in the Master Deed of record in Instrument No. 20050630-0075478, amended in Instrument No. 20060921-0117372, Instrument No. 20061016-0128233, Instrument No. 20070124-0009913 and Instrument No. 20070928-0115604, Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description together with an undivided percentage interest in the common elements allocated to said unit as set forth in said Master Deed.

Being the same property conveyed to GUSTAV RUDOFT STANGL and LEOPOLDINE STANGL, husband and wife, by deed from MICHAEL A. KAPLAN and wife, JAMI S. KAPLAN, of record in Instrument No. 20110727-0057385, dated July 22, 2011, said Register's Office.

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.

General or special taxes and assessments required to be paid in the year 2018 and subsequent years for Map-Par. 104-02-0C-203.00 CO.

Liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated sections 67-5-603, et seq.

Matters shown on the Plan of record in Instrument No. 20050616-0069146, said Register's Office.

Master Deed of record in Instrument No. 20050630-0075478, Instrument No. 20060921-0117372, Instrument No. 20061016-0128233, Instrument No. 20070124-0009913 and Instrument No. 20070928-0115604, said Register's Office.

Easements, assessments and special assessments as contained in the Master Deed for Midtown Lofts Condominiums of record as Instrument No. 20050630-0075478, said Register's Office.

This is improved property located at 205 31st Avenue North Apt 203 Nashville TN 37203

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 24th day of July, 2018.

Gustav Rudolf Stangl by Kate Rosenthal, his Attorney-in-Fact

attorney in fact

Leopoldine Stangl by Kate Rosenthal, her Attorney-in-Fact

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, Kate Rosenthal, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-Fact for Gustav Rudolf Stangl and Leopoldine Stangl and that she is authorized by Gustav Rudolf Stangl and Leopoldine Stangl to execute this instrument on their behalf.

Witness my hand, at office, this 24th day of July, 2018.

J anderson
Notary Public

My Commission Expires: _____

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES
SEPTEMBER 10, 2018