# WARRANTY DEED

Bill Garrett Davidson County
Batch# 126343 DEEDWARR
08/08/2018 10:41:21 AM 2 pgs
Fees: $13.00 Taxes: $373.70

20180808-0077966

Y-EXP-18-500-N6

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $101,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF AUGUST, 2018.

Notary Public

MY COMMISSION EXPIRES: 12/15/21
(AFFIX SEAL)

REBECCA SHUKS
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
12/15/2021
COUNTY OF WILLIAMSON

**THIS INSTRUMENT WAS PREPARED BY**
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP / PARCEL NUMBER (S) |
|---|---|---|
| **Christopher Ewin** | **New Owner** | |
| (NAME) | (NAME) | |
| **500 Paragon Mills Rd N-6** | | **133-11-0A-099.00-CO** |
| (ADDRESS) | (ADDRESS) | |
| **Nashville, TN 37211** | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **DAVID J.B. GERTH, SR. AND WIFE, ROSA F. GERTH,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **CHRISTOPHER EWIN, A SINGLE MAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee being Unit No. N-6 of Canterbury Hall Condominium, a condominium or horizontal property regime established by Master Deed of record in Book 5440, page 255, Register's Office for Davidson County, Tennessee, as amended by Amendment to Master Deed of record in Book 5441, page 819, said Register's Office, and shown on a Plan of record in Book 5200, page 159, said Register's Office.

Being the same property conveyed to David J.B. Gerth, Sr. and wife, Rosa F. Gerth by QuitClaim deed from Gerth Family Partnership, a Tennessee general Partnership of record in Instrument No. 20071231-0148897 Register's Office for Davidson County, Tennessee, dated December 28, 2007 and recorded on December 31, 2007.

This conveyance is subject to:
- 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 5200, Page 159, revising Plat Book 3842, Page 235, Register's Office for Davidson County, Tennessee.
- Master Deed establishing a Horizontal Property Regime of Canterbury Hall, of record in Book 5440, Page 255, as amended in Book 5441, Page 819, Register's Office for Davidson County, Tennessee.
- By-Laws of record in Book 5440, Page 298, as amended in Book 5865, Page 101, in the Register's Office for Davidson County, Tennessee.
- Charter of record in Book 5446, Page 152, in the Register's Office for Davidson County, Tennessee.
- Sanitary Sewers and/or Storm Drainage Easements of record in Book 4308, Page 647 and Book 4337, Page 544, in the Register's Office for Davidson County, Tennessee.
- Grant of Easement in Instrument No. 20090615-0055410 and Instrument No. 20140924-0087652, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **500 Paragon Mills Rd N-6, Nashville, Tennessee 37211**.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this the 2nd DAY OF AUGUST, 2018.

David J.B. Gerth, Sr.

Rosa F. Gerth

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 2nd of August, 2018.

Notary Public
My Commission Expires: 8/20/19
(SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 2nd of August, 2018.

Notary Public
My Commission Expires: 8/20/19
(SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

**RETURN TO:**
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212