Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

Bill Garrett Davidson County
Batch# 127407 DEEDWARR
08/10/2018 09:27:08 AM 2 pgs
Fees: $13.00 Taxes: $1,367.15
20180810-0079032

WARRANTY DEED

HUDSON LEWIN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY
MY COMMISSION EXPIRES JANUARY 19, 2022

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$369,500.00**

Affiant

Subscribed and sworn to before me, this the 6th day of August, 2018.

Notary Public

My commission expires: _____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Miles D. Himmel	New Owner	**Map 081-12-0-Y Parcel 001-00co**
1619 9th Avenue North #A		
Nashville, TN 37208		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Tiffany Racheal McNabb, an unmarried woman

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Miles D. Himmel, an unmarried man

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A 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. A on the Plan of 9th Avenue Townhomes, a Horizontal Property Regime with Private Elements, created under Title 67, Section 27-101, et seq., as amended, Tennessee Code Annotated, as established by Master Declaration of Covenants, Conditions and Restrictions for 9th Avenue Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20150506-0041401, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Declaration of Covenants. Reference is hereby made to the plan of 9th Avenue Townhomes, a Horizontal Property Regime with Private Elements, shown on Exhibit "C" to the Master Declaration of Covenants of record in Instrument No. 20150506-0041401, Register's Office for Davidson County, Tennessee, for a more complete identification and description of said unit.

Being part of the same property conveyed to Tiffany Racheal McNabb, a single woman, by Deed dated June 3, 2016 from Lamont Jordan of record in Instrument No. 20160606-0056483, Register's Office for Davidson County, Tennessee.

This instrument is being executed on behalf of Tiffany Racheal McNabb, pursuant to a Power of Attorney executed by him/her/them on the 18th day of July, 2018, of record in Instrument No. 20180810-0079031, Register's Office for Davidson County, Tennessee.

Conveyance of the above described property is subject to the following: 1) The Plan of record as shown on Exhibit "C" to the Master Declarations of record in Instrument No. 20150506-0041401, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. 2) All matters as shown on Plat Book 21, Page 23, said Register's Office. 3) Restrictive Covenants for Detached Structure contained in instrument of record in Instrument No. 20151103-0111907, Register's Office for Davidson County, Tennessee. 4) Master Declaration of Covenants, Conditions and Restrictions and By-Laws of 9th Avenue Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20150506-0041401, Register's Office for Davidson County, Tennessee. 5) Taxes for the current year prorated and assumed by the Grantee.

This is improved (__x__) Unimproved (____) property, known as **1619 9th Avenue North #A, Nashville, TN 37208**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES 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 GRANTEES, 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 **6th** day of **August, 2018.**

Tiffany Racheal McNabb by Leah London Atty in Fact

Tiffany Racheal McNabb

STATE OF TENNESSEE)
COUNTY OF Davidson)

On this 6th day of August, 2018, personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, the within named **Leah London**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Attorney-in-Fact for **Tiffany Racheal McNabb**, and that she as such Attorney-in-Fact executed the foregoing instrument on behalf of and as the personal act and deed of the said **Tiffany Racheal McNabb**, for the purpose therein contained, by signing the name of **Tiffany Racheal McNabb**, by herself as Attorney-in-Fact.

Witness my hand and official seal at Nashville, Tennessee, this **6th** day of **August, 2018.**

Notary Public

My Commission Expires: 1/17/21

