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

CRT File No. 180717068

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $410,000.00.

Affiant

Subscribed and sworn to before me, this 10th day of August, 2018.

Notary Public
My Commission Expires: _____

Bill Garrett Davidson County
Batch# 129757 DEEDWARR
08/16/2018 10:56:03 AM 2 pgs
Fees: $13.00 Taxes: $1,517.00
20180816-0081242

RICHARD LOUIS RIECK NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES NOVEMBER 8, 2021

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Stephen Dunay 402 16th Street South Nashville TN 37206	**Suntrust Bank** **1001 Semes Ave.** **Richmond , VA. 23224**	Tax Parcel ID No. 083-13-0V-002.00 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, **Drew Magid, unmarried,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Stephen Dunay, a single man** , ("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 "B" , on the Horizontal Property Regime with Private Elements for Small Homes At 16 th , as established in the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20150203-0010007, Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description.

Being the same property conveyed to DREW MAGID, by deed from DAN SLOSS, of record in Instrument No. 20151109-0113991, dated November 6, 2015, 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. 083-13-0V-002.00 CO.

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

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Instrument No. 20150203-0010007, said Register's Office.

Matters shown on the Plan of record in Book 2, page 92, Chancery Court for Davidson County, Tennessee.

This is improved property located at 402 16th Street South Nashville TN 37206

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 10th day of August, 2018.

Drew Magid by Dawn Magid his attorney in fact

Drew Magid, by Dawn Magid his 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, Dawn Magid, 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 Drew Magid and that she is authorized by Drew Magid to execute this instrument on his behalf.

Witness my hand, at office, this 10th day of August, 2018.

Notary Public

My Commission Expires: _____

