Bill Garrett Davidson County
Batch# 134614 DEEDWARR
08/29/2018 09:26:43 AM 2 pgs
Fees: $13.00 Taxes: $598.22
20180829-0085540

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

CRT File No. 180817481

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is: $161,680.00.

Affiant

Subscribed and sworn to before me, this 27th day of August, 2018.

Notary Public
My Commission Expires: _____

MCKENZIE TEASLEY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 17, 2020

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Richard P Lechleiter, Jr. and Katherine O Lechleiter 725 Richfield Dr Nashville, TN 37205	New Owner	Tax Parcel ID No. 103-16-0E-014.00-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, **Greg Ferrell and Elizabeth Ferrell, husband and wife**, ("Grantors"), have this day bargained and sold, and does hereby transfer and convey to **Richard P Lechleiter, Jr. and Katherine O Lechleiter, husband and wife**, ("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 No. 14, on the Horizontal Property Regime for Whitland Place Condominium, as recorded in the Master Deed of record in Book 6131, page 722 and as shown on plat of record in Plat Book 5200, page 597, 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 GREG FERRELL and ELIZABETH FERRELL, husband and wife, by deed from MICHEL SEAN ANDERSON, of record in Instrument No. 20140612-0051473, dated June 10, 2014, 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. 103-16-0E-014.00-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 Plat Book 5200, page 597, said Register's Office.

Master Deed of record in Book 6131, page 722 and amendment to ByLaws of record in Instrument No. 20170626-0064038, said Register's Office.

Sewer easement granted to the City of Nashville of record in Book 3464, page 278, said Register's Office.

This is improved property located at 3901 Whitland Avenue #14 Nashville TN 37205

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 27th day of August, 2018.

Greg Ferrell

Elizabeth Ferrell

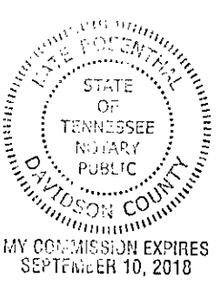
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Greg Ferrell and Elizabeth Ferrell, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 27th day of August, 2018.

Notary Public

My Commission Expires: _____



MY COMMISSION EXPIRES
SEPTEMBER 10, 2018