THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 180717241** Karen Y Johnson Davidson County Batch# 136676 DEEDWARR 09/04/2018 02:14:30 PM 3 pgs Fees: $18.00 Taxes: $2,756.50 20180904-0087398	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $745,000.00. Affiant Subscribed and sworn to before me, this 30th day of August, 2018. Notary Public My Commission Expires: 5/30/21

ELIZABETH PASCHALL STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

WARRANTY DEED

Address New Owner: Susan Bolwell-Malenfant and Timothy Malenfant 802 B Montrose Avenue Nashville TN 37204	Send Tax Bills To: ~~New Owner~~ First National Bank of Middle TN 1608 Williams Dr, Ste 301 Murfreesboro, TN 37129	Tax Information: Tax Parcel ID No. 118-01-2B-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, **Abby Siegel, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Susan Bolwell-Malenfant and Timothy Malenfant, wife and husband**, ("Grantees"), their 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 "of the 802 Montrose Avenue Townhomes, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee and described in a Declaration of Covenants, Conditions and Restrictions for 802 Montrose Avenue Townhomes, a Horizontal Property Regime with Private Elements, of record as Instrument Number 20141028-0099316, Register's Office for Davidson County, Tennessee which reference is hereby made.

Being the same property conveyed to ABBY SIEGEL, by deed from ASPEN CONSTRUCTION INVESTMENTS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, of record in Instrument No. 20150821-0084771, dated August 14, 2015*, said Register's Office.

*and recorded on August 21, 2015

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. 118-01-2B-002.00 CO.

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. 20141028-0099316, said Register's Office.

Matters shown on the Plan of record in Plat Book 2017, page 565, said Register's Office.

Terms and conditions of Ordinance No. 64-257 of record in Book 4269, page 765 and Ordinance No. 68-512 of record in Book 4252, page 502, said Register's Office.

This is improved property located at 802 B Montrose Avenue Nashville TN 37204

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 30th day of August, 2018.

Abby Siegel

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Witness my hand, at office, this 30th day of August, 2018.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

True Copy Certification

I, Alyssa Rayne, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Ashley Ann Reiss, a notary public for this county and state, Alyssa Rayne who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 2/9/2020

Notary' Seal (if on paper)

