Karen Y Johnson Davidson County
Batch# 144389 DEEDWARR
09/24/2018 10:42:27 AM 2 pgs
Fees: $13.00 Taxes: $647.50
20180924-0094309

This Instrument Prepared by:
Legends Title Services, LLC
2494 N. Mt. Juliet Road Suite 300
Mt. Juliet, TN 37122

ADDRESS NEW OWNER:
Christopher M. Fleshman
7290 Summerwood Ln.
Vacaville, CA 95688

SEND TAX BILL TO:
NEW OWNER

MAP/PARCEL 103-12-0C-023.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid by hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Chad Smith, unmarried, hereafter called the GRANTOR,** have bargained and sold, and by these presents, do transfer and convey unto **Christopher M. Fleshman and Jessica L. Fleshman, Trustees of the Fleshman Family Trust dated July 26, 2012, hereafter called the GRANTEES,** their heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

A certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 23 of the 3831 Condominium, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq. as amended, Tennessee Code Annotated, and as established by a Master Deed for The 3831 Condominium Association, Inc., of record in Book 5699, Page 857, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, of record in Book 5699, Page 874, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the plan of 3831 Condominium, of record in Book 5200, Page 302, said Register's Office, for a more complete identification and description of such Unit.

Being the same property conveyed to Chad Smith, unmarried by Warranty deed from Fred Hempel and wife, Katherine Hempel of record in Instrument No. 20030422-0053591 Register's Office for Davidson County, Tennessee, dated April 14, 2003 and recorded on April 22, 2003.

This is improved property known as: **3831 West End Avenue, Nashville, Tennessee 37205**

THIS CONVEYANCE is made subject to all taxes, taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

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, their heirs and assigns, forever; and,

GRANTOR does covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and

warrant that the same is unencumbered unless otherwise herein set out; and,

GRANTOR, does further covenant and bind themselves, their 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.

Possession to be given 14th day of September, 2018.

WITNESS MY HAND on this the 14th day of September, 2018

Chad Smith

STATE OF TENNESSEE
COUNTY OF Wilson

Personally appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **Chad Smith,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that he executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this 14th day of September, 2018.

NOTARY PUBLIC

CHRISTI M. JOHNSTON STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My Commission Expires: 6-26-22

STATE OF TENNESSEE
COUNTY OF Davidson

The actual value or consideration, whichever is greater, for this transfer is $175,000.00.

AFFIANT

Subscribed and sworn to before me this the 14th day of September, 2018.

NOTARY PUBLIC

CHRISTI M. JOHNSTON STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My Commission Expires: 6-26-22

File No: 180709