WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 148831 DEEDWARR
10/04/2018 09:36:30 AM 3 pgs
Fees: $18.00 Taxes: $1,850.00
20181004-0098546

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $1,850,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME ON THE 3RD DAY OF OCTOBER, 2018.

Notary Public

MY COMMISSION EXPIRES July 24, 2022

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 18-9619

ADDRESS OF NEW OWNER	SEND TAX BILLS TO: If left blank please use the address of the new owner	MAP-PARCEL
Allan Menachem and Karen Menachem		116-08-0R-004.00CO
172 C Woodmont Blvd		
Nashville, TN 37205		

FOR AND 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, I,

CONRAD CAMP, A MARRIED MAN*

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

ALLAN MENACHEM AND KAREN MENACHEM

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

Land in Davidson County, Tennessee being Unit No. D, The Mews on Woodmont Townhomes as established under Master Deed of record in Instrument No. 20051229-0156437, in the Register's Office, Davidson County, Tennessee, to which master deed reference is hereby made for a more particular description of said unit.

Being part of the same property conveyed by Quitclaim Deed from Camp Properties, LLC to Conrad Camp, as recorded on the 16th day of October, 2006 in Instrument No. 20061016-0128438 in the Registers Office of Davidson County, Tennessee.

*THE GRANTOR'S OWNERSHIP OF THE PREMISES IS FOR INVESTMENT PURPOSES ONLY; THE PREMISES IS NOT THE PRINCIPLE RESIDENCE OF THE GRANTOR AND/OR THE GRANTOR'S SPOUSE.

This Conveyance is subject to the matters set forth below, if any, as well as (1) all applicable zoning ordinances (2) utility, sewer, drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

1. County of Davidson taxes for the year 2018 and thereafter, not yet due and payable.
2. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann § 67-5-603, et seq.
3. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat recorded in Plat Book 421, Page(s) 100 and Instrument No. 20041101-0130616.
4. Terms and provisions of by-Laws recorded in Instrument No. 20180824-0084075.
5. Charter of Homeowners Association recorded at Instrument No.20051229-0156140.
6. Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing The Mews on Woodmont Townhomes Condominium Association of record in Instrument No. 20051229-0156437, as amended by instrument(s) of record in Instrument Nos. 20060526-0062072; 20060721-0088300 and 20061130-0147981; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.
7. Easement for Sanitary Sewer/Storm Drainage, recorded in Book 3956, Page 866.

This is improved property known as 172 C Woodmont Blvd, Nashville, TN 37205

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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 hand on the 26th day of SEPTEMBER, 2018.

J. Conrad Camp

Conrad Camp

STATE OF TENNESSEE
COUNTY OF Rutherford

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, CONRAD CAMP, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Murfreesboro, Tennessee, this 26th day of September 2018.

Notary Public Edith Smith

My Commission Expires: 5-20-2020

EDITH SMITH
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

file # 18-9619

Certificate of Authenticity

I, Qwindal Segall, 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.

Qwindal Segall

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Mary Clifton, a notary public for this county and state, Qwindal Segall who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

MARY CLIFTON
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMMISSION EXPIRES:
NOVEMBER 14, 2021

Mary Clifton

Notary's Signature

My Commission Expires: Nov. 14, 2021.

Notary's Seal (If on paper)