#34478

THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 34478-09-2018**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $402,550.00. Affiant Subscribed and sworn to before me this 2nd day of October, 2018. Notary Public My Commission Expires: 10-7-2019

EILEEN K. HOPKINS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES OCTOBER 7, 2019

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Chauncey Anderson Saurus, Aaron Anthony Anderson 401 Bowling Avenue #49 Nashville, TN 37205	New Owners	Map and Parcel No.: 104 13 0 A 056 00CO

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, **Aviva A. Wasserman and James M. Hodgson,** wife and husband ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Chauncey Anderson Saurus and Aaron Anthony Anderson** , wife and husband ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 401 Bowling Avenue #49, Nashville, TN 37205.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their heirs and assigns, forever.

And Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantors further covenant and binds themselves, their heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Karen Y Johnson Davidson County
Batch# 149367 DEEDWARR
10/05/2018 09:06:30 AM 4 pgs
Fees: $23.00 Taxes: $1,489.44
20181005-0098973

IN WITNESS WHEREOF, Grantors have executed this instrument on the 2nd day of October, 2018.

James M. Hodgson

Aviva A. Wasserman

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, James M. Hodgson and Aviva A. Wasserman, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 2nd day of October, 2018.

Notary Public

My Commission Expires:
10-7-2019

GERALD G. PATTERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES OCTOBER 7, 2019

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit 49, also designated as Building Site No. 56, on the Plan of Richmeade Place, Section Four, of record in Book 5210, page 16, Register's Office for said County, to which Plan reference is made for a complete description.

Being the same property conveyed to Aviva A. Wasserman and James M. Hodgson, wife and husband, by deed dated July 24, 2015 from Carl Richard Felts, Trustee of the Carl Richard Felts Living Trust U/A dated October 7, 2013 of record in Instrument No. 20150729-0074492, Register's Office for Davidson County, Tennessee. Corrected by Scrivener's Affidavit of record in Instrument No. 20150806-0078492, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2018, which have been prorated and assumed by Grantees. Map and Parcel No. 104 13 0 A 056 00CO.
2. Covenants, Conditions, Bylaws and Restrictions as set forth in Deed recorded in Book 4941, Page 637, amended in Book 5036, Page 338, supplemented in Book 5019, Page 946, in Book 5039, Page 256, Book 5094, Page 473, Book 5238, Page 385, Book 5408, Page 210 and Book 5733, Page 628, Register's Office for Davidson County, Tennessee.
3. Amended By-Laws of Richmeade Place Homeowners Association, Inc., of record in Book 5213, page 945, Register's Office for Davidson County, Tennessee.
4. Grant of Easement to Comcast of Nashville I, LLC, recorded at Instrument No. 20140328-0025605, Register's Office for Davidson County, Tennessee.
5. All matters appearing on the Plan of record as Book 5210, page 16, Register's Office for Davidson County, Tennessee.

True Copy Certification

I, KELLY E. COX, 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.

KELLY E. COX

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, STACY L. THOMAS, a notary public for this county and state, KELLY E. COX, 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: _____
Notary Seal:

