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

CRT File No. 181018204

STATE OF TENNESSEE)
COUNTY OF ~~DAVIDSON~~) Williamson

The actual consideration or value, whichever is greater, for this transfer is: $240,000.00

Affiant

Subscribed and sworn to before me, this 2nd day of November, 2018.

Notary Public
My Commission Expires: 12/15/21

REBECCA SHUKIS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 12/15/2021
COUNTY OF WILLIAMSON

Karen Y Johnson Davidson County
Batch# 157121 DEEDWARR
11/06/2018 02:05:52 PM 2 pgs
Fees: $13.00 Taxes: $888.00
20181106-0110022

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Nicholas Richards 1200 5th Avenue North Unit 412 Nashville TN 37208	New Owner	Tax Parcel ID No. 082-09-0F-004.00-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, **John W. King and Connie J. King, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Nicholas Richards, a single man**, ("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. 412, on the Horizontal Property Regime for 1200 Fifth Avenue North Condominiums, as recorded in the Master Deed of record in Instrument No. 20040709-0081700, 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 JOHN W. KING and wife, CONNIE J. KING, by deed from ALEXIS J. YEE-GARCIA, of record in Instrument No. 20160504-0043997, dated May 2, 2016, 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. 082-09-0F-004.00-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 Instrument No. 20020108-0002614, said Register's Office.

Storm Water Detention Agreement of record in Instrument No. 20050513-0054468, said Register's Office.

Master Deed and ByLaws of record in Instrument No. 20040709-0081700, said Register's Office.

This is improved property located at 1200 5th Avenue North Unit 412 Nashville TN 37208

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 2nd day of November, 2018.

John W. King

Connie J. King

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, John W. King and Connie J. King, 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 2nd day of November, 2018.

Notary Public

My Commission Expires: _____

KATE HOSEA HAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 09, 2022