Prepared by:
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STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $457,000.00

Affiant

Subscribed and sworn to before me this 9th day of November, 2018.

Notary Public
My commission expires: 9/7/2020

ANNE MARIE CHANDLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires September 7, 2020

Karen Y Johnson Davidson County
Batch# 158445 DEEDWARR
11/13/2018 10:41:13 AM 3 pgs
Fees: $18.00 Taxes: $1,690.90

20181113-0111587

Address of New Owner:	Send Tax Bills to:	Tax Information
Marcy Ann Vlachos 1223 4th Avenue North Nashville, TN 37208	Keller Mortgage, LLC 4725 Lakehurst Ct. Ste. 400 Dublin, OH 43016	082-09-0Q-029.00-CO

Warranty Deed

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged **Cory N. Mathis, a married man** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Marcy Ann Vlachos a married woman,** hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

A certain condominium located in Davidson County, Tennessee, being Unit No. 1223 of Horizontal Property Regime of 4th and Monroe, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing Horizontal Property Regime of 4th and Monroe of record in Instrument No. 20070619-0073328, as amended and restated in Instrument No. 20120824-0076410, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest 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 buildings thereof; said Unit being depicted on Exhibit D to said Amended and Restated Master Deed in Instrument No. 20120824-0076410; together with a percentage

interest in the common elements and voting percentage as set forth in Exhibit A-1 to said Amended and Restated Master Deed in Instrument No. 20120824-0076410 and further amended in Instrument No. 20130718-0074552, said Register's Office.

Being the same property conveyed to Cory N. Mathis, a single man, by deed from Nashten, LLC, a Tennessee limited liability company, of record in Instrument No. 20140203-0009472, Register's Office for Davidson County, Tennessee, and dated January 30, 2014.

This conveyance is made subject to the following:

1. Easement of record in Instrument No. 20090721-0068097 Register's Office for Davidson County, Tennessee

2. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments, and liens provided by applicable condominium law or the Condominium Declaration and Bylaws recorded Instrument No. 20070619-0073328 and amended in Instrument No. 20120824-0076410 Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons. The Condominium Declaration and Bylaws also provide that any violation thereof shall not defeat or render invalid the lien of a mortgage or deed of trust made in good faith and for value.

3. Stormwater Detention Agreement of record in Instrument No. 20070320-0033396 Register's Office for Davidson County, Tennessee

This property is improved property known as 1223 4th Avenue North, Nashville, TN 37208

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 assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever.

In Witness Whereof, the said, **Grantor**, hereunto set by hands and seals this 9th day of November, 2018.

Cory N. Mathis

Nicole Mathis, who joins in this conveyance for the sole purpose of waiving any marital interest that she may have in this property

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 9th day of November, 2018, before me personally appeared Cory N. Mathis and Nicole Mathis, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Witness my hand, at office, this 9th day of November, 2018.

Notary Signature
My commission expires: 2/25/19

