THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 181118358** Karen Y Johnson Davidson County Batch# 164728 **DEEDWARR** 11/26/2018 11:09:29 AM 2 pgs Fees: $13.00 Taxes: $978.46 20181126-0115117	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $264,450.00. Affiant Subscribed and sworn to before me, this 19th day of November, 2018. Notary Public My Commission Expires:

TARA JONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 6, 2022

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Philip Makes and Kelly Makes 425 Park Ave S., Apt 16B New York, NY 10016	New Owner	Tax Parcel ID No. 116-03-0A-029.00-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, **Christian Hermo, unmarried and Casilda Hermo, unmarried** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Philip Makes and Kelly Makes, husband and wife**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A Condominium Apartment in Davidson County, Tennessee, being Apartment No. 22-E of Royal Oaks Tower Condominium Apartments a Horizontal Property Regime Pursuant to the Tennessee Horizontal Property Act, as shown on the Plan to the Master Deed of record in Book 4460, Page 189, as corrected by Surveyors Certificate of Correction of record in Book 4728, Page 756, and as established as a Horizontal Property Regime by Master Deed of Record in Book 4710, Page 901, amended in Book 4798, Page 813, and Instrument No. 20070124-0009971, Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said apartments appurtenant undivided interest in the general and limited common elements of the condominium.

Being the same property conveyed to Christian Hermo and wife, Casilda Hermo by Warranty deed from James A. Epstein, married of record in Instrument No. 20081209-0118924 Register's Office for Davidson County, Tennessee, dated December 05, 2008 and recorded on December 09, 2008. Scrivener's Affidavit of record in Instrument No. 20181126-0115116, Register's office of Davidson Co., Tennessee, recorded on November 26, 2018.

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.

Taxes for the year 2019, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 4460, Page 189, Register's Office for Davidson County, Tennessee.

All matters shown on the Boundary Plat for Royal Oaks of record in Book 4300, Page 201, Register's Office for Davidson County, Tennessee.

The premises herein insured is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof and is subject to the By-Laws for the administration thereof; also subject to the 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 thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Royal Oaks Tower Condominium Apartments of record in Book 4710, Page 901, amended in Book 4798, page 813 and Instrument 20070124-0009971, Register's Office for Davidson County, Tennessee.

By-Laws of record in Book 4710, Page 915, in the Register's Office for Davidson County, Tennessee.

Easements of record in Book 4710, Page 901, Book 4727, page 804 corrected in Book 4733, page 373, in the Register's Office for Davidson County, Tennessee.

Sanitary Sewer and/or Storm Drainage Easement of record in Book 3958, Page 152, in the Register's Office for Davidson County, Tennessee.

Easement contained in the Deed of record in Book 4668, Page 986 and Book 4907, Page 43, in the Register's Office for Davidson County, Tennessee.

This is improved property located at 4505 Harding Pike 22E Nashville TN 37205

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, Grantors have executed this instrument on this 19th day of November, 2018.

Christian Hermo

Casilda Hermo

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Christian Hermo and Casilda Hermo, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 19th day of November, 2018.

otary Public

My Commission Expires: _____

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

MY COMMISSION EXPIRES
MARCH 13, 2022