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

CRT File No. 181018294

Karen Y Johnson Davidson County
Batch# 169786 **DEEDWARR**
12/04/2018 08:49:09 AM 2 pgs
Fees: $13.00 Taxes: $1,387.50

20181204-0117961

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $375,000.00.

Affiant

Subscribed and sworn to before me, this 29th day of November, 2018.

Notary Public
My Commission Expires:

WILLIAM T CHAPMAN IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 29, 2022

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
James O. Tadlock and Leslie M. Tadlock 3314 West End Avenue Apt 202 Nashville TN 37203	New Owner	Tax Parcel ID No. 104-06-0B-202.00 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, **Alison Auerbach, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **James O. Tadlock and Leslie M. Tadlock, 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:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. 202, WEST END PARK CONDOMINIUMS, FORMERLY KNOWN AS PARK ROAD CONDOMINIUMS, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 5200, PAGE 390, AS ESTABLISHED UNDER MASTER DEED OF RECORD IN BOOK 5845, PAGE 831, AMENDED AT INSTRUMENT NOS. 20071213-0143676, 20130723-0076094 AND 20140627-0056472, IN THE REGISTERS OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH MASTER DEED REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID UNIT.

Being the same property conveyed to STANLEY I. AUERBACH AND DAWN D. AUERBACH, HUSBAND AND WIFE, by deed from LISA C. REDDITT FERRELL, DEVISEE UNDER THE WILL OF MARY NEAL LANDRUM BRAUGHTON, of record in Instrument No. 20010511-0049158, dated May 2, 2001, said Register's Office. The said Stanley I. Auerbach having since died on or about May 1, 2004, leaving Dawn D. Auerbach the surviving tenant by the entirety. Dawn D. Auerbach further conveyed her interest to ALISON AUERBACH, by quitclaim deed of record in Instrument No. 20070314-0030925, dated March 7, 2007, 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 2019 and subsequent years for Map-Par. 104-06-0B-202.00 CO.

Matters shown on the Plan of record in Plat Book 5200, page 390, said Register's Office.

Master Deed of record in Book 5485, page 831 and amended in Instrument No. 20071213-0143676, Instrument No. 20130723-0076094 and Instrument No. 20140627-0056472, said Register's Office.

Utility Easement of record in Instrument No. 20020830-0105416, said Register's Office.

This is improved property located at 3314 West End Avenue Apt 202 Nashville TN 37203

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 29th day of November, 2018.

Alison Auerbach

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Alison Auerbach, 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 29th day of November, 2018.

Notary Public

My Commission Expires:

WILLIAM T CHAPMAN IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 09, 2022