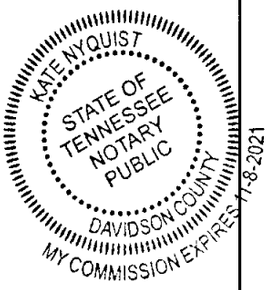
WARRANTY DEED

File #18514



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $320,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5TH DAY OF DECEMBER, 2018.

Notary Public

MY COMMISSION EXPIRES: 11/8/21
(AFFIX SEAL)

Karen Y Johnson Davidson County
Batch# 171464 DEEDWARR
12/07/2018 09:56:20 AM 2 pgs
Fees: $13.00 Taxes: $1,184.00

20181207-0119413

THIS INSTRUMENT WAS PREPARED BY
American Title & Escrow Services, LLC
134 Frierson Street
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John Joseph Simmen	NEW OWNER	-091-06-0L-013.00-CO
(NAME)	(NAME)	
1016 Treaty Oaks Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Chorenia Nash, a married woman,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **John Joseph Simmen, an unmarried man,** HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land situated in Davidson County, Tennessee, being Unit No. 13, as established in Declaration of Covenants, Conditions and Restrictions for Treaty Oaks Cottages, a Horizontal Property Regime with Private Elements of record at Instrument No. 20141120-0107174, as amended in Instrument Nos. 20150113-0003651, 20150814-0081914, 20160826-0089501 and 20160922-0099884, in the Register's Office of Davidson, Tennessee with Plat attached as Exhibit "B" to which Master Deed reference is hereby made for a more particular description of said property.

Being the same property conveyed to HR Properties of Tennessee, a Tennessee general partnership by Warranty deed from Stephens Liquidation Corporation formerly known as Stephens Millwork and Lumber CO., a Tennessee corporation of record in Instrument No. 20140603-0047518 Register's Office for Davidson County, Tennessee, dated May 30, 2014 and recorded on June 03, 2014. (Value of consideration shown in aforementioned deed $1,040,000.00.)

Being the same property conveyed to Chorenia Lukasik, a single person by Warranty deed from HR Properties of TN of record in Instrument No. 20170126-0008519 Register's Office for Davidson County, Tennessee, dated January 20, 2017 and recorded on January 26, 2017. Chorenia Lukasik having since married and is now known as Chorenia Nash. Michael Nash, spouse of Chorenia Nash, joins in this conveyance for the purpose of quitclaiming and conveying all right, title and interest he might have in and to the above described property.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 1016 Treaty Oaks Drive, Nashville, TN 37209
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons

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

Witness my hand this 5th day of December, 2018.

Chorenia Nash
Chorenia Nash

Michael Nash
Michael Nash

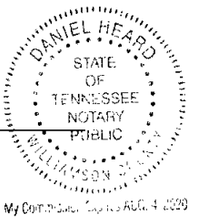
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, **Chorenia Nash and Michael Nash**, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 5th day of December, 2018.

My commission expires: 8.4.20

Notary Public



RETURN RECORDED DOCUMENTS TO:

American Title and Escrow Service, LLC
134 Frierson Street
Brentwood, TN 37027

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: V-VRES 18-1116