THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 181118427**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $435,000.00. Affiant Subscribed and sworn to before me, this 14th day of December, 2018. Notary Public My Commission Expires:

CARMEN COATS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03/08/2022

Karen Y Johnson Davidson County
Batch# 175602 DEEDWARR
12/18/2018 03:42:17 PM 2 pgs
Fees: $13.00 Taxes: $1,609.50

20181218-0123055

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Alexander M. Abram 412 Hart Avenue Nashville TN 37206	TRUXTON TRUST 4525 HARDING RD, STE 300 NASHVILLE, TN 37205	Tax Parcel ID No. 082-08-0-219.00

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, **Matias Faurschou Yerrick and Lydia Beth Yerrick, Husband and Wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Alexander M. Abram,** ("Grantee"), his 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 Lot(s) 6 , as shown on the map entitled Leek Subdivision of the Arthur Tract, of record in Plat Book 547, page 54, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to MATTHEW SCOTT POWELL and LYDIA BETH YERRICK, TENANCY BY THE ENTIRETY, by deed from CARL C. FLINK and DEBORAH L. JACOBSON, husband and wife, of record in Instrument No. 20160624-0064602, dated June 22, 2016, said Register's Office.

MATTHEW SCOTT POWELL and LYDIA BETH YERRICK, TENANCY BY THE ENTIRETY, conveyed their interest to MATIAS FAURSCHOU YERRICK and LYDIA BETH YERRICK, HUSBAND AND WIFE, by deed of record in Instrument No. 20181015-0101839, dated October 12, 2018, 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. 082-08-0-219.00.

Matters shown on the Plan of record in Book 547, page 54, said Register's Office.

This is improved property located at 412 Hart Avenue Nashville TN 37206

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 14th day of December, 2018.

Matias Faurschou Yerrick

Lydia Beth Yerrick

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Matias Faurschou Yerrick and Lydia Beth Yerrick, 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 14th day of December, 2018.

Notary Public

My Commission Expires: _____

ABBY BENSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

MY COMMISSION EXPIRES
DECEMBER 15, 2021