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

CRT File No. 190118959

Karen Johnson Davidson County
Batch# 196319 DEEDWARR
02/19/2019 11:46:58 AM 2 pgs
Fees: $13.00 Taxes: $1,572.50

20190219-0014802

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $425,000.00.

Affiant

Subscribed and sworn to before me, this 8th day of February, 2019.

Notary Public
My Commission Expires:

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

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Melinda L. Olsen 1807A Sevier Street Nashville TN 37206	New Owner	Tax Parcel ID No. 094-02-0-B-009.00

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, **Ashley Densberger, an unmarried woman and Carter Milleman, an unmarried man, as tenants in common with right of survivorship** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Melinda L. Olsen**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. 9 of SEVIER PARK, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing SEVIER PARK, a Horizontal Property Regime, of record in Instrument Number 20140404-0028375, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "C" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed to Ashley Densberger, unmarried, and Carter Milleman, unmarried, tenants in common with rights of survivorship by Warranty Deed from Garafola Properties, LLC, recorded on the 19th day of October, 2016 in Instrument No. 20161019-0110419, in the Register's Office of Davidson County, Tennessee.

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.

County of Davidson taxes for the year 2019 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat recorded in Plat Book 161, Page(s) 8.

Covenants, Conditions and Restrictions as set forth in Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20140404-0028375.

Charter of Sevier Park Homeowners Association, Inc. recorded at Instrument No. 20140416-0031655.

Agreement for Dedication of Easement and/or Public Street Right of Way as set forth in instrument recorded in Instrument No. 20140131-0008991.

Declaration of Restrictions and Covenants for Stormwater Facilities and Systems recorded at Instrument No. 20140203-0009278.

This is improved property located at 1807A Sevier Street 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 8th day of February, 2019.

Ashley Densberger

Carter Milleman

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Ashley Densberger and Carter Milleman, 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 8th day of February, 2019.

Notary Public

My Commission Expires: _____

