THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 190119105** Karen Johnson Davidson County Batch# 198377 DEEDWARR 02/25/2019 08:58:26 AM 2 pgs Fees: $13.00 Taxes: $2,960.00 20190225-0016541	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $800,000.00. Affiant Subscribed and sworn to before me, this 19th day of February, 2019. Notary Public My Commission Expires: VIRGINIA ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES NOVEMBER 8, 2021

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Terry L. Hallemann 101 West Park Drive Suite 100 Brentwood, TN 37027	New Owner	Tax Parcel ID No. 117 13 0B 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, **Frederick A. Hallemann, unmarried**("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Terry L. Hallemann**, ("Grantees"), its 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 No. 502 on the Plan of Phase One, Abbottsford, a Planned Unit Development, of record in Book 6250, Page 419, 420 and 421, as amended in Book 6771, Page 683, Surveyor's Certificate of Correction in Book 6800, Page 164, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Frederick A. Hallemann and Katherine E. Hallemann, husband and wife by Warranty Deed from Edward W. Karrels, recorded on the 11th day of September, 2017 in Instrument No. 20170911-0093059, in the Register's Office of Davidson County, Tennessee.

Katherine E. Hallemann having since died on September 30, 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.

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 of PHASE ONE, ABBOTTSFORD, as recorded in Book 6250, Page(s) 419, 420 and 421, as amended in Book 6771, Page 683, Surveyor's Certification of Correction in Book 6800, Page 164.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 6478, Page 177, Book 6530, Page 242, Book 6537, Page 303, Book 6787, Page 197, Book 8106, Page 1, Book 10458, Page 810, Instrument Nos. 20010330-0030930, 20010502-0045152, 20010514-0049648, 20131218-0127945, 20131218-0127946, 20150511-0042928, 20160523-0051264 and 20160523-0051266.

Terms and provisions of By-Laws recorded in Book 8627, Page 254, Book 9381, Page 876, Instrument Nos. 20131218-0127949 and 20160523-0051265.

Charter of Homeowners Association recorded in Book 6548, Page 213.

Easement for Reciprocal Easements, recorded in Book 6478, Page 177 and Book 6530, Page 328.

Easement for Stormwater Detention Agreement, recorded in Book 6555, Page 328.

Parking Rules recorded at Instrument No. 20140307-0019563.

Leasing Rules recorded at Instrument No. 20140408-0029142.

Conveyance for Common Areas recorded in Book 7175, Page 761.

This is improved property located at 502 Belgrave Park Nashville TN 37215

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 19th day of February, 2019.

Frederick A. Hallemann
by _____, Attorney in Fact

Frederick A. Hallemann
By: Will Chapman, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Will Chapman, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact for Frederick A. Hallemann and that he is authorized by Frederick A. Hallemann to execute this instrument on his behalf.

WITNESS my hand, at office, this 19th day of February, 2019

Anderson
Notary Public

VIRGINIA ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 8, 2021