RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

BOX 10-A

JOHN W. BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires September 30, 2019

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $214,900.00.

Affiant

Subscribed and sworn to before me, this 21st day of February, 2019.

Notary Public

My commission expires: 9-30-2019

Karen Johnson Davidson County
Batch# 198454 DEEDWARR
02/25/2019 10:18:08 AM 2 pgs
Fees: $13.00 Taxes: $795.13
20190225-0016659

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow
4025 Hillsboro Pike, Suite 601, Nashville, TN 37215

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Robert A. Fluhler and Karen J. Fluhler	Robert A. Fluhler and Karen J. Fluhler	131-01-0D-038.00
12771 Green Meadow Avenue	12771 Green Meadow Avenue	
Huntley, IL 60142	Huntley, IL 60142	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

John M. Thetford, a single person

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Robert A. Fluhler and Karen J. Fluhler, husband and wife

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

A condominium apartment in Davidson County, Tennessee, being Unit No. 38, also known as Unit No. 6-E, of Georgetown Condominiums, a horizontal property regime pursuant to the Tennessee Horizontal Property Act as shown on the Plan of record in Book 5200, page 4, Register's Office for Davidson County, Tennessee, to which source reference is hereby made for a more complete description thereof; together with the said Unit's appurtenant undivided interest in general and limited common elements of the property belonging to the Condominium Association.

Being the same property conveyed to William B Thetford and wife, Martha Thetford as to a 99% undivided interest and John M. Thetford as to a 1% undivided interest, by Quitclaim Deed from William B. Thetford and wife, Martha Thetford, of record in Instrument No. 20040603-0065023, Register's Office for Davidson County, Tennessee. William B Thetford and wife, Martha Thetford conveyed their 99% interest to John M. Thetford by Quitclaim Deed of record in Instrument No. 20061207-0151639, said Register's Office.

This is improved property known as **5025 Hillsboro Road 6E, Nashville, TN 37215.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 21st day of February, 2019.

John M. Thetford

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, John M. Thetford, the bargainor, 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 swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 21st day of February, 2019.

Notary Public
My Commission Expires: 9-30-2019

JOHN W. BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires September 30, 2019

SolomonParks File No. 19-000015-528

SP 11/2015