THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 34640-01-2019**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $575,000.00. Affiant Subscribed and sworn to before me this 7th day of March, 2019. Notary Public My Commission Expires: 11/5/2019

STATE OF TENNESSEE NOTARY PUBLIC CONNIE TAYLOR COUNTY OF SUMNER

Karen Johnson Davidson County
Batch# 208266 DEEDWARR
03/21/2019 09:51:30 AM 4 pgs
Fees: $23.00 Taxes: $2,127.50
20190321-0025645

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Nathaniel Erdtmann Trina Leigh Mercer 4404 Charleston Place Circle Nashville, TN 37215	New Owner	Map and Parcel No.: 130 08 0 B 006 00CO

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, **Jeremy Anthony Oliver and Ann Ripley Oliver, as Co-Trustees of the Jeremy and Ann Oliver Revocable Trust under Agreement dated December 28, 2017**, ("Grantor"), have this day bargained and sold, and does hereby transfer and convey to **Nathaniel Richard Erdtmann, an unmarried man, and Trina Mercer, an unmarried woman, as joint tenants** ("Grantee"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 4404 Charleston Place Circle, Nashville, TN 37215.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, 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 as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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 the 7th day of March, 2019.

Jeremy Anthony Oliver, Co-Trustee of the
Jeremy and Ann Oliver Revocable Trust
under Agreement dated December 28, 2017

Ann Ripley Oliver, Co-Trustee of the
Jeremy and Ann Oliver Revocable Trust
under Agreement dated December 28, 2017

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Jeremy Anthony Oliver and Ann Ripley Oliver, Co-Trustees, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 7th day of March, 2019.

KELLY E COX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 7, 2021

Notary Public

My Commission Expires:

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 12 on the Plan of Charleston Place Lot Nos. 1 and 2 of record in plat Book 5200, page 593, Register's Office for said County, to which reference is made for a more complete description, together with the appurtenant interest in the common elements of Charleston Place Condominium, a horizontal property regime established by Master Deed of record in book 5965, ,page 880, amended in Book 6071, page 499, Book 6122, page 319, Book 6157, page 879, Book 6336, page 874 and Book 6336, page 878, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Jeremy A. Oliver and Ann R. Oliver, husband and wife, by deed dated June 26, 2015 from Thomas H. Holter, unmarried, of record in Instrument No. 20150629-0061942, Register's Office for Davidson County, Tennessee. By Quitclaim Deed dated March 20, 2018 of record in Instrument No. 20180322-0027072, Register's Office for Davidson County, Tennessee, Jeremy A. Oliver and wife, Ann R. Oliver conveyed subject property to Jeremy Anthony Oliver and Ann Ripley Oliver, as Co-Trustees of the Jeremy and Ann Oliver Revocable Trust under agreement dated December 28, 2017.

This conveyance is made subject to:

1. State and County taxes for the year 2019, which have been prorated and assumed by Grantee. Map and Parcel No. 130 08 0 B 006 00CO.
2. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed (and By-Laws) for Charleston Place Condominium, of record in Book 5965, page 880, amended in Book 6071, page 499, Book 6122, page 319, Book 6157, page 879, Book 6336, page 874 and Book 6336, page 878, Register's Office for Davidson County, Tennessee.
3. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
4. All matters appearing on the Plan of record as Plat Book 5200, page 593, Register's Office for Davidson County, Tennessee.
5. Easement granted to Viacom Cablevision of record in Book 7116, page 76, Register's Office for Davidson County, Tennessee.

True Copy Certification

I, Connie Taylor, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Greg Fairbetter, a notary public for this county and state, Connie Taylor who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 11/08/2021

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 8, 2021

Broker Title & Escrow, LLC
1404 17th Ave S
Nashville, TN 37212