THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF Rutherford
Bankers Title & Escrow Corp. 3310 West End Avenue - Suite 540 Nashville, Tennessee 37203	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 614,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF APRIL, 2019. Notary Public MY COMMISSION EXPIRES: 6/19/21 (AFFIX SEAL)

Natalie Davenport
State of Tennessee Notary Public
Rutherford County

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Troy Fleming	New Owner	MAP 093-06-1C-
3933 Lakebrook Dr.	Karen Johnson Davidson County Batch# 217953 DEEDWARR 04/15/2019 12:47:30 PM 3 pgs Fees: $18.00 Taxes: $2,271.80 20190415-0034274	PARCEL 104.00-CO
Murfreesboro, TN 37130 (CITY) (STATE) (ZIP)		

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **John Doulis, joined by his spouse, Micheline K. Doulis**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Troy Fleming, a married man**

HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain condominium located in Davidson County, Tennessee, being Unit No. 2101, together with parking spaces P-233 and P-234, of Cumberland Penthouses, a Condominium, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing Cumberland Penthouses, a Condominium of record in Instrument Number 20050405-0037081, as amended and restated by Amended and Restated Master Deed, of record in Instrument No. 20050527-0060253, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on Exhibit C to said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in to said Master Deed.

Being the same property conveyed to John Doulis by Warranty deed from William F. Robinson, unmarried of record in Instrument No. 20140903-0080518 Register's Office for Davidson County, Tennessee, dated September 02, 2014 and recorded on September 03, 2014. Micheline K. Doulis, spouse of John Doulis, joins in this conveyance.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes for the year 2019; (2) the Master Deed establishing a Horizontal Property Regime of Cumberland Penthouses, a Condominium of record in Instrument No. 20050405-0037081, as amended and restated in Instrument No. 20050527-0060253, Instrument No. 20090320-0025437 and Instrument No. 20120820-0074399; (3) Restrictions, building lines and easements for Capitol Mall Redevelopment Project of record in Book 7423, Page 374, amended in Book 8421, Page 587, Book 9208, Page 613, Book 10512, Page 464, Instrument No. 20020626-0076795 and Instrument No. 20050124-0008719; (4) Charter for Cumberland Penthouses, LLC of record in Instrument Number 20050110-0003751 and Corrected in Instrument No. 20050330-0034732; (5) Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel; (6) All applicable governmental and zoning regulations.

This is IMPROVED property known as **555 Church St 2101, Nashville, TN 37219.**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his heirs and assigns forever; and we do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our 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.

Witness our hands this the 10th day of April, 2019.

John Doulis by James A. Waechter, Attorney-in-Fact

Micheline K. Doulis by James A. Waechter, 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, the within named **James A. Waechter** 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 on behalf of **John Douli and Micheline K. Doulis**, as theirAttorney in Fact, as the free act and deed of the within named **John Doulis and Micheline K. Doulis**.

Witness my hand and official seal this the 10th day of April, 2019.

My Commission expires March 3, 2020

Notary Public

PRISCILLA C. URBANEK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSEE

True Copy Certification

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

Signature

State of Tennessee

County of Rutherford

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

Notary Public

My Commission Expires: 6-15-19

Notary Seal

TERESA TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY