THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 190319659** Karen Johnson Davidson County Batch# 227701 **DEEDWARR** 05/09/2019 09:06:45 AM 2 pgs Fees: $13.00 Taxes: $2,293.63 20190509-0043423	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $619,900.00. Affiant Subscribed and sworn to before me, this 25th day of April, 2019. Notary Public My Commission Expires:

MCKENZIE TEASLEY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 17, 2020

WARRANTY DEED

Address New Owner: Kristofer Glazier 1825 A 5th Avenue North Nashville TN 37208	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 081 08 1G 001.00

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, **Austin Schroll and Grant Hammond, Tenants in Common, Each with a 50% Undivided Interest,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Kristofer Glazier, unmarried**, ("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. A of Homes at 1825 5th Avenue North, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing Homes at 1825 5th Avenue North, a Horizontal Property Regime, recorded in Instrument Number/Book and Page 20171213-0127017, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being part of the same property conveyed by Quitclaim Deed from Austin Schroll, unmarried to Austin Schroll and Grant Hammond, Tenants in common, each with a 50% undivided interest, as recorded on the 16th day of December, 2016 in Instrument No. 20161216-0132297 and part of Warranty Deed from Helen Denise Wells, a single person to Austin Schroll, unmarried, as recorded on the 2nd day of March, 2016 in Instrument No. 20160302-0019949, in the Register's Office of Davidson County, Tennessee.

Said property was never the marital residence of Grantors.

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 NORTH NASHVILLE PLAN, as recorded in Plat Book 21, Page(s) 105.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20171213-0127017.

Restrictions for Detached Structure recorded at Instrument No. 20180110-003462.

This is improved property located at 1825 A 5th Avenue North Nashville TN 37208

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 25th day of April, 2019.

Austin Schroll, by Jay Alexander, his Attorney In Fact

Grant Hammond

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Grant Hammond, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 25th day of April, 2019.

Notary Public

My Commission Expires: _____

ABBY BENSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES DECEMBER 15, 2021

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Witness my hand, at office, this 25th day of April, 2019.

Notary Public

My Commission Expires: _____

ABBY BENSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES DECEMBER 15, 2021