THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 190420093**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $1,100,000.00. Heather R Hunter Affiant Subscribed and sworn to before me, this 15th day of May, 2019. Notary Public My Commission Expires: 5-2-22

STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES MAY 02, 2022 DANIELLE WILLIAMS

Karen Johnson Davidson County
Batch# 230199 DEEDWARR
05/15/2019 01:26:30 PM 3 pgs
Fees: $18.00 Taxes: $4,070.00
20190515-0045827

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Alan Perlman and Lana Axelrod 404 Glen West Drive Nashville TN 37215	New Owner	Tax Parcel ID No. 117 15 0G 002.00 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, **Herman J. Williams and Eugenia Williams, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Alan Perlman and Lana Axelrod, husband and wife**, ("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 2, THE GLEN ECHO, FIRST REVISION, as shown on plat of record in Instrument No. 20071102-0129357, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Herman J. Williams and Eugenia Williams, husband and wife by Warranty Deed from Kim Ezell Owens, unmarried, recorded on the 10th day of June, 2014 in Instrument No. 20140610-0050541, in the Register's Office of Davidson County, Tennessee.

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 recorded in Instrument No. 20071102-0129357; Instrument No. 20070202-0014104 (Voided) and Plat Book 1424, Page 52 (Old Plat) .

Covenants, Conditions and Restrictions as set forth in Deed recorded in Instrument Nos. 20070126-0010692; 20070726-0088889; 20080423-0041434; 20100126-0006580; 20100407-0026268; Book 1577, Page 467 and Book 1577, Page 169.

Conveyance of Common Area recorded at Instrument No. 20091221-0115870.

Stormwater Detention Agreement recorded at Instrument Nos. 20060920-0116531 and 20061017-0128854.

This is improved property located at 404 Glen West Drive 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 15th day of May, 2019.

Herman J. Williams

Eugenia Williams

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Witness my hand, at office, this 15th day of May, 2019.

Notary Public

My Commission Expires: _____

WILLIAM T CHAPMAN IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 09, 2022

Certificate of Authenticity

I, _____, 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 _____

County of _____

Personally appeared before me, _____, a notary public for this county and state, _____ 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: July 24, 2022

Notary's Seal (If on paper)

HEATHER R HUNTER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY