THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd, Ste 203A
Nashville, TN 37215

CRT File No. 190420419

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $349,900.00.

Affiant

Subscribed and sworn to before me, this 30th day of May, 2019.

Notary Public
My Commission Expires: 12/1/2020

JASON R. JONES STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Karen Johnson Davidson County
Batch# 237488 DEEDWARR
06/03/2019 08:46:11 AM 2 pgs
Fees: $13.00 Taxes: $1,294.63

20190603-0052208

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Katie Andrews 827 South Douglas Avenue Nashville TN 37204	New Owner	Tax Parcel ID No. 105-14-0A-007.00 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, **Jeremy Tuchmayer and wife, Kylene Dibble,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Katie Andrews,** Unmarried, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Being Unit No. 827 in Waverly Place II Townhomes, a Private Element Horizontal Property Regime, located on Elliott Avenue and South Douglas Avenue in Nashville, Davidson County Tennessee, and described in Declaration of Covenants, Conditions, Restrictions and By-Laws for Waverly Place II Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument Number 20040909-0109214, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Waverly Place II Townhomes, a Private Element Horizontal Property Regime, contained in the said Declaration, the Plan filed as Exhibit "C" to said Declaration appearing in Instrument Number 20040909-0109214, and By-Laws appended thereto, said Register's Office, are incorporated in this Deed by references and made a part hereof the same as though copied herein for a more complete identification and description of such Unit.

Being the same property conveyed to Jeremy Tuchmayer and wife, Kylene Dibble by Warranty Deed from Joseph Augustus Cook, III and wife, Kathryn Joyce Cook, recorded on the 27th day of July, 2007 in Instrument No. 20070727-0089722, 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 of WAVERLY PLACE, as recorded in Plat Book 4675, Page(s) 58.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20040909-0109214.

This is improved property located at 827 South Douglas Avenue Nashville TN 37204

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 24th day of May, 2019.

Jeremy Tuchmayer

Kylene Dibble

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Jeremy Tuchmayer and Kylene Dibble, 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 24th day of May, 2019.

Notary Public

My Commission Expires:

