Karen Johnson Davidson County
Batch# 237642 DEEDWARR
06/03/2019 10:54:30 AM 3 pgs
Fees: $18.00 Taxes: $1,831.50
20190603-0052443

WARRANTY DEED

REBECCA SHUKIS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 12.15.2021
COUNTY OF WILLIAMSON

State of Tennessee
County of ~~Davidson~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $495,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of May, 2019

Notary Public

MY COMMISSION EXPIRES: 12/15/21

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sumner Title & Escrow, LLC, 1531 Hunt Club Blvd, Suite 106, Gallatin, TN 37066

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
John Chaves Katherine Fritton Chaves	New Owner	083-13-0Z-001.00 CO
(NAME) 1220 Lillian St.	(NAME)	
(ADDRESS) Nashville, TN 37206	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Adam J. Bruck and and Erica L. Walter,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **John Chaves and and Katherine Fritton Chaves, husband and wife,** hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

LAND in Davidson County, Tennessee, being Unit A on the plan of 1220 Lillian Street Townhomes, as shown on Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions of the 1220 Lillian Street Townhomes, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20160302-0020139, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description thereof.

BEING the same property conveyed to Adam J. Bruck and Erica L. Walter by Warranty Deed from J&K Hunter Partners, LLC, dated 7/17/17 and recorded 7/19/17 in Instrument No. 20170719-0072677, and as corrected by Deed of Correction and Quitclaim Deed recorded 8/21/18 in Instrument No. 20180821-0083028; and being part of the same property previously conveyed to J&K Hunter Partners, *LTD* by Warranty Deed from Ersel Cooper, dated 10/9/15 and recorded 10/22/15 in Instrument No. 20151022-0107588, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: Subject to the plan of record in Plat Book 21, page 147; Declaration of Covenants, Conditions, Restrictions and By-Laws of record in Instrument Number 20160302-0020139, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances, (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, by laws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

BEING the same property conveyed to Adam J. Bruck and Erica L. Walter by Warranty Deed from J&K Hunter Partners, *LLC*, dated 7/17/17 and recorded 7/19/17 in Instrument No. 20170719-0072677, and as corrected by

Deed of Correction and Quitclaim Deed recorded 8/21/18 in Instrument No. 20180821-0083028; and being part of the same property previously conveyed to J&K Hunter Partners, *LTD* by Warranty Deed from Ersel Cooper, dated 10/9/15 and recorded 10/22/15 in Instrument No. 20151022-0107588, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 1220 Lillian St., Nashville, TN 37206
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, their 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 my/our hands this 29th day of May, 2019.

Adam J. Bruck

Erica L. Walter EB

State of Florida
County of Hillsborough

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Adam J. Bruck and Erica L. Walter, the bargainor(s), 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 purposes therein contained.

WITNESS my hand and seal this 29th day of May, 2019.

Notary Public Leticia E Febles Guevara
My Commission Expires: Sept 1, 2019

File No.: 20192029

LETICIA E FEBLES-GUEVARA
MY COMMISSION # FF914851
EXPIRES September 01, 2019
(407) 398-0153 FloridaNotaryService.com

True Copy Certification

I, Marjorie Kaup Haines, 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.

Marjorie Kaup Haines
Signature

State of TN

County of Williamson

Personally appeared before me, Chris Mule, a notary public for this county and state, Marjorie Kaup Haines who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

CHRIS MULE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 1/13/2020
Notary' Seal (if on paper)