WARRANTY DEED

J ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 6, 2022

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $650,000.00.

Affiant

Subscribed and sworn to me on 05/30/19.

NOTARY PUBLIC
My Commission Expires:

Karen Johnson Davidson County
Batch# 237685 DEEDWARR
06/03/2019 11:29:07 AM 2 pgs
Fees: $13.00 Taxes: $2,405.00

20190603-0052514

THIS INSTRUMENT WAS PREPARED BY:

Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Daniel J Gervais 2726 Acklen Avenue Nashville, TN 37212	NEW OWNER	104110V00200CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Max L Schiff, an unmarried man, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto Daniel J Gervais, a single man, hereinafter called **"GRANTEE,"** his successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Unit B of 2724 Acklen Avenue Condominium, a horizontal property regime created according to the provisions of the Horizontal Property Act of the State of Tennessee as established by the Master Deed and Bylaws of 2724 Acklen Avenue Condominium of record in Instrument No. 20070116-0006356, Register's Office for Davidson County, Tennessee, together with the appurtenant interest in the common elements attached thereto.
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> Being the same property conveyed to Max L Schiff, an unmarried man, by Warranty Deed from Kelly S. Brooks and wife, Lisa J Brooks, recorded on June 01, 2017, of record in Instrument No. 20170601-0054318, Register's Office for Davidson County, Tennessee.
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> This is improved property known as 2726 Acklen Avenue, Nashville, Tennessee 37212.

The conveyance of the above-described parcel of land is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

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 successors and assigns, forever, and GRANTOR does covenant with the said GRANTEE he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, his successors 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 hand this 05/30/19.

Max L Schiff

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On 05/30/19, before me personally appeared Max L Schiff, to me known (or proved to me on the basis of satisfactory evidence) to be the person described herein and who executed the foregoing instrument, and acknowledged that he/ she executed the same as his/ her free act and deed.

Witness my hand and official seal on 05/30/19.

NOTARY PUBLIC

My Commission Expires: 11-08-2021

