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

CRT File No. 190420084

Karen Johnson Davidson County
Batch# 241243 **DEEDWARR**
06/11/2019 08:32:13 AM 2 pgs
Fees: $13.00 Taxes: $1,110.00

20190611-0055725

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $800,000.00.

Affiant

Subscribed and sworn to before me, this 7th day of June, 2019.

Notary Public
My Commission Expires: _____

HOLLY DEES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 7, 2023

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Alexandra Urban and Michael Urban 6207 Laramie Avenue Nashville TN 37209	New Owner	Tax Parcel ID No. 09105006700

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, **William F. Fenn, IV and Amber M. Fenn, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Alexandra Urban, unmarried, and Michael Urban married, as joint tenants with right of survivorship**, ("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 45, MOSS-WOOD SUBDIVISION, as shown on plat of record in Plat Book 2663, Page 102, 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 William F. Fenn IV and Amber M. Ladner, husband and wife by Warranty Deed from Sandra J. Gonzalez and Evyn E. Terry, as joint tenants in common with right of survivorship, recorded on the 16th day of July, 2014 in Instrument No. 20140716-0063022, in the Register's Office of Davidson County, Tennessee. Amber M. Ladner is now married and n/k/a Amber M. Fenn.

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 MOSS-WOOD SUBDIVISION, as recorded in Plat Book 2663, Page(s) 102.

This is improved property located at 6207 Laramie Avenue Nashville TN 37209

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 7th day of June, 2019.

William F. Fenn, IV

Amber M. Fenn

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, William F. Fenn, IV and Amber M. Fenn, 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 7th day of June, 2019.

Notary Public
My Commission Expires: _____

