WARRANTY DEED

Karen Johnson Davidson County
Batch# 245065 **DEEDWARR**
06/18/2019 11:57:33 AM 2 pgs
Fees: $13.00 Taxes: $629.00

20190618-0058608

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $170,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of June, 2019

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

DANIEL HEARD STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY
My Commission Expires AUG. 4, 2020

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 120 Anderson Lane
Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
Adrian M. Thomas and David Thomas	First Bank	092-160B-071.00CO
(NAME)	(NAME)	
900 19th Avenue South Unit 702	318 Seaboard Lane	
(ADDRESS)	Suite 203 (ADDRESS)	
Nashville, TN 37212	Franklin, TN 37067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20191307

For and consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Jay Geller and Amy-Jill Levine**, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Adrian Thomas, an unmarried man and David Thomas, a married man, as tenants in common with rights of survivorship,** 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. :

Certain real property situate in Davidson County, Tennessee, and described as follows, to-wit

Being Unit No. 702, Level 9, of University Square Condominium Apartments, a Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., Tennessee Code Annotated, as shown on plat of record in Book 6900, page 124, Register's Office for Davidson County, Tennessee, and as established by the Master Deed for Book 7051, page 529, as amended in Book 7119, page 884, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the common elements appurtenant to said unit, as set forth in said Master Deed.

BEING the same property conveyed to Jay Geller and wife, Amy-Jill Levine by Warranty Deed from Jeffrey S. Ervin and wife, Carrie Ervin dated June 9, 2008 and filed of record in Instrument No. 20080610-0059787, Register's Office for Davidson County, Tennessee.

RESTRICTIONS:

This conveyance is made subject to restrictions appearing of record in Horizontal Property Regime of University Square Condominium Apartments, of record in Book 7051 page 529 as amended in Book 7119, page 884, Register's Office for said County, and to easements, setback lines, notes, and any matters indicated on the aforesaid subdivision plat.

Unimproved ☐

This is improved ☒ property, known as 900 19th Avenue South Unit 702, Nashville, TN 37212
(House No.) (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 I/we do covenant with the said GRANTEES that I/we am/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 I/we do further covenant and bind myself, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 14th day of June, 2019

Jay Geller

Amy-Jill Levine

STATE OF Tennessee)
County OF Sumner)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Jay Geller and Amy-Jill Levine, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 14th of June, 2019.

Vicki Benjamin
Notary Public
My Commission Expires: 8/30/22

VICKI BENJAMIN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY