THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 190721520**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $290,000.00. Christine Kane Dove Affiant Subscribed and sworn to before me, this 17th day of July, 2019. Notary Public My Commission Expires: _____

Karen Johnson Davidson County
Batch# 258584 DEEDWARR
07/18/2019 11:22:23 AM 2 pgs
Fees: $13.00 Taxes: $1,073.00
20190718-0070435

RICHARD LOUIS RIECK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES NOVEMBER 6, 2021

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Herb Realty, LLC 2135 Acklen Avenue, Apartment 8 Nashville TN 37212	New Owner	Tax Parcel ID No. 104-11-0L-008.00 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, **Dwayne E. Dove and Christine Kane Dove, husband and wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Herb Realty, LLC, a Georgia Limited Liability Company**, ("Grantee"), 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 Unit No. 8, on the Horizontal Property Regime for Lexington Square, as recorded in the Master Deed of record in Book 6523, page 348 and as shown on plat of record in Plat Book 6250, pages 340 and 341, Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description together with an undivided percentage interest in the common elements allocated to said unit as set forth in said Master Deed.

Being the same property conveyed to DWAYNE E. DOVE and CHRISTINE KANE, AS JOINT TENANTS WITH THE RIGHT OF SURVIVORSHIP, by deed from MARY VIRGINIA SETTLE AND LATHAN EDWARDS SETTLE AND WIFE, CECILE MOORE SETTLE, of record in Instrument No. 20040623-0074513, dated June 18, 2004, said Register's Office.

Christine Kane having since married and is now known as Christine Kane Dove.

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.

General or special taxes and assessments required to be paid in the year 2019 and subsequent years for Map-Par. 104-11-0L-008.00 CO.

Matters shown on the Plan of record in Plat Book 6250, pages 340 and 341, said Register's Office. Master Deed of record in Book 6523, page 348, said Register's Office.

This is improved property located at 2135 Acklen Avenue, Apartment 8 Nashville TN 37212

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 17th day of July, 2019.

Dwayne E. Dove

Christine Kane Dove

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Dwayne E. Dove and Christine Kane Dove, 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 17th day of July, 2019.

Notary Public

My Commission Expires: _____

