THIS INSTRUMENT PREPARED BY:
Glenn S. Macbeth, Attorney
Gateway Title Services, LLC
Stone Gate Corporate Center, Ste 102
1639 Medical Center Parkway
Murfreesboro, TN 37129

NAME AND ADDRESS OF NEW OWNERS:
Christian Kohl and Erin Gruber
1510 Rosebank Avenue
Nashville, TN 37206
SEND TAX BILLS TO:
new owners

Karen Johnson Davidson County
Batch# 266383 **DEEDWARR**
08/05/2019 07:51:29 AM 3 pgs
Fees: $18.00 Taxes: $1,665.00

20190805-0076918

WARRANTY DEED

(Map 073-13-0L; Parcel 001.00)

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the undersigned, **CHIELOKA J. OKONKWO,** hereinafter referred to as "Grantor", has bargained and sold and does hereby transfers and conveys unto **ERIN GRUBER AND CHRISTIAN KOHL, WIFE AND HUSBAND** hereinafter referred to as "Grantees", their heirs and assigns forever, that certain property located and situated in Davidson County, Tennessee, and more particularly described as follows:

> LAND in Davidson county, Tennessee, being Unit E of 1510 E & F Rosebank Cottages, with Private Elements and Limited Common Elements, as set out in the Declaration of Covenants, Conditions and Restrictions, establishing a Horizontal Property Regime, of record as Instrument No. 20160229-0018840, and amendment No. 1 recorded in Instrument No. 20160316-0025032, Registers Office for Davidson County, Tennessee, together with the appurtenant interest in Private Elements and Limited Common Elements, with an undivided parentage interest in the Common Elements appurtenant to said Unit, reference to which is hereby made for a more complete description of said Unit.
>
> BEING the same property conveyed to Chieloka J. Okonkwo and Olamide A. Adegbesote, by Warranty Deed from LVH, LLC, a Tennessee Limited Liability Company, dated May 26, 2017, of record in Instrument No. 20170601-0054359, Register's Office of Davidson County, Tennessee. By Quitclaim Deed dated June 6, 2018, the said Olamide A. Adegbesote, conveyed all her right, title and interest in the subject property to Chieloka J. Okonkwo, of record in Instrument No. 20180702-0063583, in said Register's Office. Olamide A. Adegbesote joins herein to convey any interest she may have in subject property by virtue of marriage or otherwise.
>
> THIS CONVEYANCE IS MADE SUBJECT TO: (1) all subdivision/condominium assessments, covenants, bylaws, restrictions and declarations, (2) all items set out on any applicable plat of record, (3) any and all applicable government and/or zoning regulations, (4) utility, sewer, drainage, rights of way and any other easements of record, and (5) any and all other matters of public record.

This is improved property known as 1510 Rosebank Avenue, E, Nashville, TN 37206.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: G-VRES-19-1510E

TO HAVE AND TO HOLD the said real estate, together with all appurtenances, estate, title and interest belonging to the said Grantees, their heirs and assigns, forever.

Grantor covenants with the said Grantees that Grantor 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 as noted herein, and for the 2019 real property taxes which will be prorated at closing and paid by the Grantees.

Grantor further covenants and binds Grantor, his heirs and representatives, to warrant and forever defend the title to said real estate unto the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS MY HAND and signature on this the 31st day of July, 2019.

Chieloka J. Okonkwo
CHIELOKA J. OKONKWO

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Chieloka J. Okonkwo, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this the 31st day of July, 2019.

J. Kasey Talbott
Notary Public

My Commission Expires: May 15th, 2021

(SEAL)

J. KASEY TALBOTT
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY, TENN.

AFFIDAVIT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I hereby swear or affirm that, to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $450,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 31st day of July, 2019.

Notary Public

My commission Expires:

RYAN TERRELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

WITNESS MY HAND and signature on this the 29th day of July, 2019.

Olamide Adegbesote

OLAMIDE A. ADEGBESOTE

STATE OF North Carolina)
COUNTY OF Mecklenburg)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Olamide A. Adegbesote, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this the 29th day of July, 2019.

Notary Public

My Commission Expires: 5-13-2020

(SEAL)

