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

CRT File No. 190620978

Karen Johnson Davidson County
Batch# 268527 DEEDWARR
08/08/2019 08:37:39 AM 2 pgs
Fees: $13.00 Taxes: $2,590.00

20190808-0078818

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $700,000.00.

Affiant

Subscribed and sworn to before me, this 1st day of August, 2019.

Notary Public
My Commission Expires: 11/17/20

CHRISTINE N. MARROON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
James William Antoon, Jr. and Diana Metropulos 5301 Nevada Avenue Nashville TN 37209	New Owner	Tax Parcel ID No. 091-15-0C-001.00 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, **Eric D. Verbic and Chandra J. Verbic, Husband and Wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **James William Antoon, Jr. and Diana Metropulos, husband and wife**, ("Grantees"), their 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. A , on the Horizontal Property Regime with Private Elements for Nevada At 53rd, as established in the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20121219-0117062, Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description

Being the same property conveyed to ERIC D. VERBIC and wife, CHANDRA J. BERBIC, by deed from E+G PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, of record in Instrument no. 20140305-0018420 , dated February 25, 2014 , said Register's Office.

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. 091-15-0C-001.00 CO.

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Instrument No. 20121219-0117062, said Register's Office.

Matters shown on the Plan of record in Plat Book 421, page 18, said Register's Office.

This is improved property located at 5301 Nevada 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 1st day of August, 2019.

E.D.V.
Eric D. Verbic

Chandra J. Verbic

STATE OF OHIO)

COUNTY OF FRANKLIN)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Eric D. Verbic and Chandra J. Verbic, 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 1st day of August, 2019.

Notary Public

My Commission Expires: 06-06-2023

NOTARIAL SEAL STATE OF OHIO

Richard A. Raber
Notary Public, State of Ohio
My Commission Expires 06-06-23