Karen Johnson Davidson County
Batch# 280249 DEEDWARR
09/03/2019 03:34:30 PM 3 pgs
Fees: $18.00 Taxes: $2,181.89
20190903-0088761

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|---|---|
| **THIS INSTRUMENT PREPARED BY:**<br>**Chapman & Rosenthal Title, Inc.**<br>**1620 Westgate Circle, Ste 150**<br>**Brentwood, TN 37027**<br><br>**CRT File No. 190822272**<br><br>REBECCA SHUKIS NOTARY PUBLIC TENNESSEE My Comm Exp. 12/15/2021 COUNTY OF WILLIAMSON | STATE OF TENNESSEE )<br>COUNTY OF ~~DAVIDSON~~ Williamson )<br><br>The actual consideration or value, whichever is greater, for this transfer is: $589,700.00.<br><br>Affiant<br><br>Subscribed and sworn to before me, this 28th day of August, 2019.<br><br>Notary Public<br>My Commission Expires: 12/15/21 |

## WARRANTY DEED

| | | |
|---|---|---|
| Address New Owner:<br>Patrick J Adkins and Hannah Laws<br>1825 B 5th Avenue North<br>Nashville TN 37208 | Send Tax Bills To:<br>New Owner | Tax Information:<br>Tax Parcel ID No.<br>081-08-1G-002.00-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, **Austin Schroll and Grant Hammond, Tenants in common, each with a 50% undivided interest** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Patrick J Adkins and Hannah Laws, tenants in common with righs of survivorship,** ("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. B, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for Homes of 1825 5th Avenue North, a Horizontal Property Regime with Private Elements of record as Instrument No. 20171213-0127017 and being shown on Plat attached thereto as Exhibit "B", in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property

Being a portion of the same property conveyed to Austin Schroll and Grant Hammond, Tenants in common, each with a 50% undivided interest by Quitclaim deed from Austin Schroll, unmarried of record in Instrument No. 20161216-0132297 Register's Office for Davidson County, Tennessee, dated December 16, 2016 and recorded on December 16, 2016.

Grantors warrant that they have never lived in the subject property as a married person and that the subject property is not subject to any marital rights therein.

The execution of this instrument is effected by the signature of Grant Hammond as Attorney in fact for Austin Schroll, which Power of Attorney is recorded in Instrument No. 201909030088760_____, in 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.

Taxes for the year 2019, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 21, Page 105, Register's Office for Davidson County, Tennessee.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20171213-0127017, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons

Restrictive Covenant for Detached Structure of record in Instrument Number 20180110-0003463, in the Register's Office for Davidson County, Tennessee.

This is improved property located at 1825 B 5th Avenue North Nashville TN 37208

**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**, Grantors have executed this instrument on this 28th day of August, 2019.

Austin Schroll by Grant Hammond as Attorney in Fact
Austin Schroll by Grant Hammond
as Attorney-in-fact

Grant Hammond

STATE OF TENNESSEE )
COUNTY OF WILLIAMSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Grant Hammond, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that Austin Schroll to execute this instrument on their behalf.

WITNESS my hand, at office, this 28th day of August, 2019.

Notary Public

My Commission Expires: 3/13/22

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES MARCH 13, 2022

STATE OF TENNESSEE )
COUNTY OF WILLIAMSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Grant Hammond, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 28th day of August, 2019.

Notary Public

My Commission Expires: 3/13/22

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES
March 13, 2022

## True Copy Certification

I, Marjorie Kaup Haines, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Marjorie Kaup Haines
Signature

State of TN

County of Williamson

Personally appeared before me, Chris Mule, a notary public for this county and state, Marjorie Kaup Haines who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 1/13/2020
Notary' Seal (if on paper)

CHRIS MULE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY