THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 190822057** Karen Johnson Davidson County Batch# 281635 DEEDWARR 09/05/2019 03:42:00 PM 2 pgs Fees: $13.00 Taxes: $1,517.00 20190905-0089877	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $410,000.00. Affiant Subscribed and sworn to before me, this 30th day of August, 2019. Notary Public My Commission Expires: 11/8/21 KATE NYQUIST STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 11-8-2021

WARRANTY DEED

Address New Owner: Steven Nakash 112C Rosebank Avenue Nashville TN 37206	Send Tax Bills To: New Owner 25208 Carey Way Denver, CO 80222	Tax Information: Tax Parcel ID No. 083-03-0P-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, **Regan Sanders and Sarah Schaedel, both unmarried** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Steven Nakash**, ("Grantee"), his 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. 3 , on the Horizontal Property Regime with Private Elements for Homes At 112 Rosebank II, as established in the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20150225-0016284, 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 REGAN SANDERS and SARAH SCHAEDEL, by deed from JEFFREY C. KING and TAMMY KING, HUSBAND AND WIFE, of record in Instrument No. 20170720-0073196 , dated July 11, 2017 , 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. 083-03-0P-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. 20150225-0016284, said Register's Office.

Storm Water Detention Agreement of record in Instrument No. 20140820-0075504, said Register's Office.

Matters shown on the Plan of record in Instrument No. 20150203-0010104, said Register's Office.

This is improved property located at 112C Rosebank Avenue Nashville TN 37206

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.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: G-FR-19-112C

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 30th day of August, 2019.

Regan Sanders by Sarah Schaedel, her Attorney-in-Fact

Regan Sanders by Sarah Schaedel, her Attorney-in-Fact

Sarah Schaedel

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Sarah Schaedel, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-Fact for Regan Sanders and that she is authorized by Regan Sanders to execute this instrument on her behalf.

Witness my hand, at office, this 30th day of August, 2019.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 09, 2022