THIS INSTRUMENT PREPARED BY: Mudter, Patterson & Cox PLLC 3811 Bedford Avenue Suite 205 Nashville, Tennessee 37215 **Record & Return To:** First Title & Escrow Co., Inc. FTEC File No. 34981-08-2019	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $379,750.00 Affiant Subscribed and sworn to before me this 10th day of September, 2019. Notary Public My Commission Expires:

KATE NYQUIST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2021

WARRANTY DEED

Address New Owner: Sophie F. Rapoport, Joshua Barton 401 Bowling Avenue #89 Nashville, TN 37205	**Send Tax Bills To:** new owners	**Tax Information:** Map and Parcel No.: 104 13 0 B 081 00CO

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, **Cynthia H. Wiel,** married ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Sophie F. Rapoport and Joshua Barton,** wife and husband ("Grantees"), their heirs and assigns, all that tract or parcel of land in DAVIDSON County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 401 Bowling Avenue #89, Nashville, TN 37205.

Kevin M. Doherty, husband of Cynthia H. Wiel, joins in the execution of this deed in order to convey any marital interest that he may have in the subject property.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that she 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 set out on Exhibit "A" hereto. Grantor further covenants and binds herself, her heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Karen Johnson Davidson County
Batch# 285540 DEEDWARR
09/16/2019 08:12:43 AM 3 pgs
Fees: $18.00 Taxes: $1,405.08

20190916-0093291

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: G-RE-19-401

IN WITNESS WHEREOF, Grantor has executed this instrument on the 10th day of September, 2019.

Cynthia H. Wiel, by Gerald G. Patterson
her attorney-in-fact

Kevin M. Doherty, by Gerald G. Patterson
his attorney-in-fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Gerald G. Patterson, with whom I am personally acquainted and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact for Cynthia H. Wiel and Kevin M. Doherty, and as such he is authorized by Cynthia H. Wiel and Kevin M. Doherty to execute this instrument on their behalf.

Witness my hand, at office, this 10th day of September, 2019.

Notary Public

My Commission Expires:
10-7-2019

EILEEN K. HOPKINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES OCTOBER 7, 2019

EXHIBIT "A"

Land in Davidson County, Tennessee, being Building Site No. 81, also known as Unit 89 on the Plan of Richmeade Place, Section Five, as shown on a Plat of record in Book 5210, Page 141, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description of said property.

Being the same property conveyed to Cynthia H. Wiel, unmarried by deed dated September 9, 2016 from Dudley C. Richter, a married man of record in Instrument No. 20160920-0098665, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2019, a lien, but not yet due and payable, which have been prorated and assumed by Grantees. Map and Parcel No. 104 13 0 B 081 00CO.
2. Covenants, Conditions, Bylaws and Restrictions as set forth in Deed recorded in Book 4941, Page 637, amended in Book 5036, Page 338, supplemented in Book 5019, Page 946, in Book 5039, Page 256, Book 5094, Page 473, Book 5238, Page 385, Book 5408, Page 210 and Book 5733, Page 628, Register's Office for Davidson County, Tennessee.
3. Amended By-Laws of Richmeade Place Homeowners Association, Inc., of record in Book 5213, page 945, Register's Office for Davidson County, Tennessee.
4. Dedication of common area to Richmeade Place Homeowners Association, Inc. of record in Book 5487, page 73, Register's Office for Davidson County, Tennessee.
5. All matters appearing on the Plan of record as Book 5210, page 141, Register's Office for Davidson County, Tennessee.
6. Grant of Easement to Comcast of Nashville I, LLC, recorded at Instrument No. 20140328-0025605, Register's Office for Davidson County, Tennessee.