32412-5

WARRANTY DEED

Karen Johnson Davidson County
Batch# 296685 DEEDWARR
10/07/2019 08:51:27 AM 2 pgs
Fees: $13.00 Taxes: $703.00

20191007-0102143

TRACEY PERRY
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$190,000.00**.

Affiant

Subscribed and sworn to before me, this the 4th day of October, 2019.

Notary Public

My commission expires: 9-06-22

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
James Riley Knight, III		105-16-0-B-323.00
2197 Nolensville Pike #323	New Owner	
Nashville, TN 37211		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Thomas Gahm and Silvia Gahm, husband and wife, and Niklas Gahm, an unmarried man

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

James Riley Knight, III

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 323, Building No. B2, as specified on the Plat shown in the Declaration of Covenants, Conditions and Restrictions, on the Plan of Park at Melrose Heights, a Condominium Development, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by the Declaration of Covenants, Conditions and Restrictions for Park at Melrose Heights, a Condominium Development, of record under Instrument No. 20140903-0080570, First Amendment in Instrument No. 20150211-0012545, Second Amendment in Instrument No. 20150223-0015231 and Third Amendment in Instrument No. 20160524-0051837, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Declaration of Covenants, Conditions and Restrictions. Reference is hereby made to the plan of Park at Melrose Heights, a Condominium Development, for placement of Units, as shown on Exhibit "D" to the First Amendment of the Declarations of record under Instrument No. 20150211-0012545 and Second Amendment in Instrument No. 20150223-0015231, said Register's Office, for a more complete identification and description of such Unit.

BEING the same property conveyed to Thomas Gahm and Silvia Gahm, husband and wife, as to an undivided 80% interest (the Entirety Interest), and Niklas Alexander Gahm, as to an undivided 20% interest (the Individual Interest), the Entirety Interest and Individual Interest, as they relate to each other, being held as joint tenants with rights of survivorship, by Deed from Park at melrose heights, LLC, a Tennessee limited liability company, of record in Instrument No. 20150728-0074058, Register's Office for Davidson County, Tennessee.

THE conveyance of the above described parcel of land is subject to the following:

(1) The Plan of record as set out on Exhibit "D" to the First Amendment to the Declaration of Covenants, Conditions and Restrictions, in Instrument No. 20150211-0012545 and Second Amendment in Instrument No. 20150223-0015231, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. (2) Charter of Park at Melrose Heights Condominium Association, Inc., of record in Instrument No. 20140820-0075537, Register's Office for Davidson County, Tennessee. (3) Grant of Utility Line Easement to the Metropolitan Government of Nashville and Davidson County, acting by and through the Electric Power Board, as of record in Instrument No. 20131219-0128193, Register's Office for Davidson County, Tennessee. (4) Matters shown on Plan of record in Book 332, page 90, Register's Office for Davidson County, Tennessee. (5) Easement for Sanitary Sewers and/or Storm Drainage, of record in Book 4251, page 953, Register's Office for Davidson County, Tennessee. (6) Easements retained by Metro Government pursuant to an alley closure, of record as Bill No. 087-22 in the Metro Clerk's office, closing Alley No. 1833 east of Canady Avenue. (7) Application to Combine Parcels, of record in Instrument No. 20080508-0047907, Register's Office for Davidson County, Tennessee. (8) Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage, Water Mains, Pumps and Appurtenance, of record in Instrument No. 20081103-0108990, Register's Office for Davidson County, Tennessee. (9) Inspection and Maintenance Agreement for Private Stormwater Management Facilities, of record in Instrument No. 20081103-0108951, Register's Office for Davidson County, Tennessee. (10) All matters set forth in the Declaration Establishing 440 Business Center Land Condominium, of record in Instrument No. 20111209-0096389, as amended by Instrument No. 20130904-0093227, Register's Office for Davidson County, Tennessee, and to which reference is hereby made for more particulars as if copies verbatim. (11) All matters shown on the plan as Exhibit "D" of the Declaration of record in Instrument No. 20111209-0096389, as amended by Instrument No. 20130904-0093227, Register's Office for

Davidson County, Tennessee. (12) Rights of others in and to the common areas/elements. (13) Grant of Easement to Comcast of Nashville I, LLC, of record in Instrument No. 20150126-0007090 and Instrument No. 20180309-0022562, Register's Office for Davidson County, Tennessee. (14) Notice of Completion, of record in Instrument No. 20150220-0014970, Register's Office for Davidson County, Tennessee. (15) Taxes for the current year, which have been prorated and assumed by Grantor(s) herein and subsequent years not yet due and payable.

This is improved property, known as **2197 Nolensville Pike #323, Nashville, TN 37211**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this **4th** day of **October, 2019.**

Thomas Gahm

Silvia Gahm

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, **Thomas Gahm and Silvia Gahm,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **4th** day of **October, 2019.**

Notary Public **My Commission Expires:** 9/7/20

JEFFREY LEE BROTHERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Witness my/our hand(s) this 4TH day of **October, 2019.**

Niklas Gahm

STATE OF Georgia)
COUNTY OF Fulton)

Personally appeared before me, a Notary Public of said County and State, **Niklas Gahm,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 4TH day of **October, 2019.**

Notary Public **My Commission Expires:** 11/5/2022

ROBBIE THOMAS PEMBERTON NOTARY PUBLIC DEKALB COUNTY, GA Comm. Exp. GEORGIA Nov. 5, 2022