Karen Johnson Davidson County
Batch# 301302 DEEDWARRSP
10/15/2019 03:51:34 PM 3 pgs
Fees: $18.00 Taxes: $1,073.00

20191015-0105798

SPECIAL

WARRANTY DEED

STATE OF GEORGIA
COUNTY OF COBB

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $290,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18 DAY OF AUGUST, 2019.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

ANGELA WADSWORTH NOTARY PUBLIC COBB COUNTY, GEORGIA MY COMMISSION EXPIRES JULY 18, 2020

THIS INSTRUMENT WAS PREPARED BY
Sherman & Phalen, LLC
1165 Northchase Parkway SE
Suite 450
Marietta, GA 30067

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
ERICA HALPERN & RYAN CHALIFF 2135 Acklen Avenue, Apt. 8 Nashville, TN 37212	ERICA HALPERN & RYAN CHALIFF 2135 Acklen Avenue, Apt. 8, Nashville, TN 37212	Tax Parcel ID: 104-11-0L-008.00 CO

For and in consideration of the sum of Ten Dollars And No/100 Dollars ($10.00), cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, HERB REALTY, LLC, a Georgia Limited Liability Company, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto ERICA HALPERN and RYAN CHALIFF, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

See Exhibit "A" attached hereto and made a part hereof.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is unimproved ☐ improved ☒ 2135 Acklen Avenue, Apt. 8, Nashville, TN 37212

Grantor does hereby covenant with Grantee that Grantor has not made, done, executed, allowed or suffered any act, instrument or thing whatsoever whereby said land, or any part thereof, now or at any time hereafter shall be charged or encumbered in any manner whatsoever; and Grantor does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to said land to said Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through or under said Grantor, but not otherwise.

Witness my/our hand(s) this 18 day of August, 2019.

HERB REALTY, LLC,
a Georgia Limited Liability Company

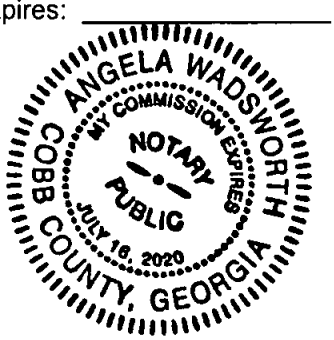
By: _____
Kirk Halpern, Member/Manager

STATE OF GEORGIA
COUNTY OF COBB

On this 18 day of August, 2019, before me personally appeared Kirk Halpern, as Member/Manager of Herb Realty, LLC, a Georgia Limited Liability Company to me known to be the person(s) (or proved to me on the basis of satisfactory evidence) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his/her/their free act and deed.

Witness my hand and official seal at Cobb County, Georgia, this 18 day of August, 2019.

Commission Expires: _____



_____
Notary Public

EXHIBIT "A"

All that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 8, on the Horizontal Property Regime for Lexington Square, as recorded in the Master Deed of record in Book 6523, Page 348 and as shown on plat of record in Plat Book 6250, Pages 340 and 341, Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description together with an undivided percentage interest in the common elements allocated to said unit as set forth in said Master Deed.

Being the same property conveyed to HERB REALTY, LLC, a Georgia Limited Liability Company, by Deed from DWAYNE E. DOVE and CHRISTINE KANE DOVE, husband and wife, of record in Instrument No. 20190718-0070435, dated July 17, 2019.

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 records.

General or special taxes and assessments required to be in the year 2019 and subsequent years for Map-Par. 104-11-0L-008.00 CO.

Matters shown on the Plan of record in Plat Book 6250, Pages 340 and 341, said Register's Office. Master Deed of record in Book 6523, Pages 348, said Register's Office.

This is improved property located at 2135 Acklen Avenue, Apartment 8, Nashville, TN 37212.