Prepared by:
Record and Return to:
Waldman and Rosenthal Title, Inc
4002 Richard Jones Rd., Ste 203-A
Nashville, TN 37215

Warranty Deed

Karen Johnson Davidson County Batch# 302652 DEEDWARR 10/18/2019 12:38:07 PM 2 pgs Fees: $13.00 Taxes: $1,191.40 20191018-0106899	STATE OF Tennessee COUNTY OF Davidson The actual consideration or value, whichever is greater, for this transfer is $322,000.00. Affiant Subscribed and sworn to before me, this the 11th day of October 2019. Notary Public My commission expires:

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers
Randy David Ehrhart	New Owner	105-03-0C-002.00-CO
1078B 2nd Avenue South		
Nashville, TN 37210		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **HEATHER NORTH AND GARY RODBERG, WIFE AND HUSBAND,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **RANDY DAVID EHRHART,** single man , HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON COUNTY**, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 1078-B as shown on the Exhibit attached to the Fourth Amendment to Declaration 1072 Southview on Second and 1074 Southview on Second, A/K/A Southview on Second Townhomes Homeowners of record in Instrument No. 20110405-0026016, Register's Office for Davidson County, Tennessee, to which reference is hereby made. Declaration establishing 1072 Southview on Second of record in Instrument No. 20100210-0010392, amended in Instrument No. 20110113-0003548 and Instrument No. 20110215-0012678, Instrument No. 20110401-0025137, Instrument No. 20110405-0026016; Instrument No. 20110523-0039435; re-recorded in Instrument No. 20110829-0066724; Instrument No. 20110524-0039750 and Instrument No. 20110801-0058964, 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 the same property conveyed to Heather North and Gary Rodberg, wife and husband by Warranty deed from Frederick H. Agee, a single man of record in Instrument No. 20140407-0028990 Register's Office for Davidson County, Tennessee, dated April 04, 2014 and recorded on April 07, 2014.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 1078B 2nd Avenue South, Nashville, TN 37210, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 9th day of October, 2019.

Heather North

Gary Rodberg

STATE OF North Carolina
COUNTY OF Henderson

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Heather North and Gary Rodberg, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 9th day of October, 2019.

TERRI R MILLER
Notary Public - North Carolina
Buncombe County
My Commission Expires Jul 13, 2022

Notary Public

My Commission Expires: 07-13-2022