WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $715,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF OCTOBER, 2019.

Notary Public

MY COMMISSION EXPIRES: 3/28/22

(AFFIX SEAL)

KIM MURRAY NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

G-VRES-19-1701

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Timothy Metrovitsch		
(NAME)	(NAME)	**104-16-0J-001.00-CO**
1701 Blair Boulevard #5	New Owner	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **STEPHAN R. ROHACZ AND KATHLEEN H. ROHACZ, CO-TRUSTEES OF THE STEPHAN AND KATHLEEN ROHACZ FAMILY TRUST,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **TIMOTHY METROVITSCH, A SINGLE PERSON,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit 1 of The Jenkins, a Planned Unit Development as shown on Exhibit "D" in the Declaration of Covenants, Conditions and Restrictions for The Jenkins, a Horizontal Property Regime with Private Elements pursuant to Tennessee Code Annotate Section 66-27-103(b) of record in Instrument No. 20160422-0039152, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said unit. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the unit, property, co-owners and tenants of The Jenkins, a Horizontal Property Regime contained in said Declaration, the plat filed at Exhibit "D" to said Declaration appearing in Instrument No. 20160422-0039152 and Bylaws appended hereto as Exhibit "D", said Register's Office, are incorporated herein by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to Stephan R. Rohacz and Kathleen H. Rohacz, Co-Trustees of The Stephan and Kathleen Rohacz Family Trust by Warranty deed from Blair & Belmont, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20170620-0061739 Register's Office for Davidson County, Tennessee, dated June 19, 2017 and recorded on June 20, 2017.

This conveyance is subject to:
- Taxes for the year 2020 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 421, Page 34, Register's Office for Davidson County, Tennessee.
- Subject to all matters shown on the Plan of record in Plat Book 5190, Page 122, Register's Office for Davidson County, Tennessee.
- Subject to all matters shown on the Plan of record as Instrument Number 20160414-0035900, Register's Office of Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20160422-0039512, Register's Office for Davidson County, Tennessee.
- Charter for HOA of record in Instrument Number 20160422-0039576, in the Register's Office for Davidson County, Tennessee.
- Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument Number 20160202-0010247, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1701 Blair Boulevard #5, Nashville, Tennessee 37212**.

PREPARED BY:
BANKERS TITLE & ESCROW CORP
5107 MARYLAND WAY
STE. 115
BRENTWOOD TN 37027

RETURNED TO:

Karen Johnson Davidson County
Batch# 308833 **DEEDWARR**
10/31/2019 09:48:06 AM 2 pgs
Fees: $13.00 Taxes: $2,645.50
20191031-0111919

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 30th DAY OF OCTOBER, 2019.

The Stephan and Kathleen Rohacz Family Trust

BY: _____
Stephan R. Rohacz
Trustee

BY: _____
Kathleen H. Rohacz
Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, STEPHAN R. ROHACZ, TRUSTEE of THE STEPHAN AND KATHLEEN ROHACZ FAMILY TRUST, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 30th of October, 2019.

_____
Notary Public
My Commission Expires: _____
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KATHLEEN H. ROHACZ, TRUSTEE of THE STEPHAN AND KATHLEEN ROHACZ FAMILY TRUST, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 30th of October, 2019.

_____
Notary Public
My Commission Expires: _____
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2021

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212