Karen Johnson Davidson County
Batch# 310414 DEEDWARR
11/04/2019 03:58:30 PM 3 pgs
Fees: $18.00 Taxes: $1,757.50
20191104-0113789

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $475,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF OCTOBER, 2019.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

RYAN T. [illegible] STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-02-202[illegible]

G-PRS-19-2118

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)
Chad Wohlers **David Haverkamp**	New Owner	
(NAME) **1212 Laurel Street #1704**	(NAME)	**104-11-0K-002.00-CO**
(ADDRESS) **Nashville, TN 37203**	(ADDRESS)	
(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, **BOBBY DAVID AND WIFE, SYNTHIA DAVID,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **CHAD WOHLERS, A SINGLE MAN AND DAVID HAVERKAMP, A SINGLE MAN,** 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 No. 2 on the plan of Fairfax Square, a Horizontal Property Regime, as shown on Exhibit C to the Master Deed of record in Book 6506, Page 1, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description.

Being the same property conveyed to Bobby David and wife, Synthia David, as tenants by the entirety by Quitclaim deed from John Thomas Benson, V of record in Instrument No. 20060823-0104008 Register's Office for Davidson County, Tennessee, dated August 16, 2006 and recorded on August 23, 2006. Being the same property conveyed to Synthia David, Bobby David and John Thomas Benson, V, as joint tenants with rights of survivorship by Quitclaim deed from Synthia David of record in Instrument No. 20051104-0133568 Register's Office for Davidson County, Tennessee, dated November 01, 2005 and recorded on November 04, 2005. Being the same property conveyed to Synthia David by Warranty deed from Nathan R. Berkley and Megan C. O'Reilly (formerly known as Megan C. Berkley) of record in Instrument No. 20050901-0104883 Register's Office for Davidson County, Tennessee, dated August 29, 2005 and recorded on September 01, 2005.

This conveyance is subject to:
- Taxes for the year 2020 and subsequent years a lien not yet due and payable.
- Subject to the By-Laws for the administration thereof; also subject to the easements, rights and interest in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Fairfax Square Homeowners' Association, Inc., of record in Book 6506, page 1, as amended in Book 6748, page 758 and in Book 6962, page 129, Register's Office for Davidson County, Tennessee, including but not limited to the By-Laws appended thereto as Exhibit "B", of record in Book 6506, page 27, Register's Office for Davidson County, Tennessee.
- Subject to all matters shown on the Plan of Fairfax Square attached as Exhibit "C" to the aforementioned Master Deed as subsequently amended.
- Air conditioner and Pad Encroachment easement of record in Instrument Number 20080416-0038386, 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: **2118 Fairfax Ave #2, Nashville, Tennessee 37212**.

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 31st DAY OF OCTOBER, 2019.

Bobby David by John Gleaves,
Attorney in Fact

Synthia David by John Gleaves,
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, John Gleaves, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of BOBBY DAVID AND SYNTHIA DAVID, and who acknowledged he/she/they executed the same as the free act and deed of the said BOBBY DAVID AND SYNTHIA DAVID.

Witness my hand and official seal, this the 31st of October, 2019.

Notary Public
My Commission Expires: 5/3/21
(SEAL)



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

True Copy Certification

I, Laura Mitchell, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TENNESSEE

County of DAVIDSON

Personally appeared before me, JORDAN T. MYERS, a notary public for this county and state, Laura Mitchell who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 01-06-2020
Notary' Seal (if on paper)

JORDAN T MYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

201910100104056

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