WARRANTY DEED

Karen Johnson Davidson County
Batch# 314822 DEEDWARR
11/13/2019 10:01:24 AM 2 pgs
Fees: $13.00 Taxes: $1,635.40
20191113-0116888

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$442,000.00**

Affiant

Subscribed and sworn to before me, this the 8th day of November, 2019.

Notary Public

My commission expires: March 3, 2020 (AFFIX SEAL)

PRISCILLA C. URBANE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

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
Orest Glembocki **Deborah Glembocki**		**Map 081-08-0-D Parcel 001.00co**
1808 A 7th Avenue North	NEW OWNER	
Nashville, TN 37203		

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,

K. Leah London, a single woman

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

Orest Glembocki and Deborah Glembocki, husband and wife

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:

Land in Davidson County, Tennessee, being Unit No. A on the Plan of 7th Avenue Townhomes, a Horizontal Property Regime with Private Elements, created under Title 67, Section 27-101, et seq., as amended, Tennessee Code Annotated, as established by Declaration of Covenants, Conditions and Restrictions of 7th Avenue Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20080619-0063190, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto as Exhibit "C", 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. Reference is hereby made to the plan of 7th Avenue Townhomes, shown on Exhibit "B" to the Declaration of Covenants of record in Instrument No. 20080619-0063190, Register's Office for Davidson County, Tennessee, for a more complete identification and description of said unit.

Being the same property conveyed to K. Leah London, a single woman, by Deed dated June 30, 2008, from Trophy Homes, LLC, a limited liability corporation, of record in Instrument No. 20080703-0069087, Register's Office for Davidson County, Tennessee.

This conveyance of the above described parcel of land is subject to the following: (1) The Plan as set out on Exhibit "B" to the Declaration, of record in Instrument No. 20080619-0063190, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. (2) All matters shown on the Plan of record in Plat Book 21, Page 105, Register's Office for Davidson County, Tennessee. (3) Declaration of Covenants, Conditions and Restrictions of 7th Avenue Townhomes, a Horizontal Property Regime with Private Elements and By-Laws of 7th Avenue Townhomes Corporation appended thereto, of record in Instrument No. 20080619-0063190, Register's Office for Davidson County, Tennessee. (4) Taxes for the current year which have been prorated and assumed by the Grantee herein and subsequent years, not yet due and payable.

This is improved (__x__) Unimproved (____) property, known as **1808 A 7th Avenue North, Nashville, TN 37203**

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 8 day of **November, 2019.**

K. Leah London

K. Leah London

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Witness my hand and official seal at Nashville, Tennessee, this 8th day of **November, 2019.**

Notary Public

My Commission Expires: 10/7/2023

DIANA AUBIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.