Karen Johnson Davidson County
Batch# 323433 DEEDWARR
12/03/2019 09:13:30 AM 3 pgs
Fees: $18.00 Taxes: $2,441.63
20191203-0124236

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 191023480** MICHELLE W. LOCKE NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $659,900.00. Mary Catherine McCarty Affiant Subscribed and sworn to before me, this 2nd day of December, 2019. Michelle W Locke Notary Public My Commission Expires: 9/29/21

WARRANTY DEED

Address New Owner: Petzoldt Properties LLC 2115 Grantland Avenue Nashville TN 37204	Send Tax Bills To: New Owner 7029 Main St. Frohna, MO 63748	Tax Information: Tax Parcel ID No. 105-14-0F-001.00-CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Christopher C. Nieset, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Petzoldt Properties LLC, a Missouri Limited Liability Company** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit A on the Plan of 2115 Grantland Avenue Townhomes of Lot 7, Block 7, Subdivision of Blocks 1-8 in Yarbroughs Subdivision of Woodland of record in Plat Book 57, Page 155, and as Exhibit C of the Declaration Establishing 2115 Grantland Avenue Townhomes of record in Instrument 20111102-0085329, 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 Christopher C. Nieset, an unmarried man by Warranty deed from RootDev, LLC, a Tennessee Limited Liability of record in Instrument No. 20121002-0089827 Register's Office for Davidson County, Tennessee, dated September 28, 2012 and recorded on October 02, 2012.

Michelle Kay Nieset joins in this conveyance for the purpose of conveying all right, title and interest she may have in and to the above described property as spouse of Christopher C. Nieset.

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 record.

Taxes for the year 2020, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 57, Page 155 and Exhibit C of 20111102-0085329, Register's Office for Davidson County, Tennessee.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Declaration Establishing 2115 Grantland Avenue Townhomes of record in Instrument Number 20111102-0085329, and First Amendment in Instrument Number 20121018-0095598, Register's Office for

Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

Charter (Nonprofit Corporation) of record in Instrument Number 20121030-0099526, in the Register's Office for Davidson County, Tennessee.

Subject to

This is improved property located at 2115 Grantland Avenue Nashville TN 37204

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantors have executed this instrument on this 2nd day of December, 2019.

Christopher C. Nieset

Michelle Kay Nieset

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Christopher C. Nieset and Michelle Kay Nieset, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 2nd day of December, 2019.

Notary Public
My Commission Expires:

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES MARCH 13, 2022

True Copy Certification

I, Michelle W. Locke, do hereby make oath that I am 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.

Michelle W Locke
Signature

State of Tennessee
County of Williamson

Personally appeared before me, Amber Roberts, a notary public for this county and state, Michelle W. Locke, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Amber Roberts
Notary Public

My Commission Expires: 8/29/20

