WARRANTY DEED

Karen Johnson Davidson County
Batch# 330811 DEEDWARR
12/17/2019 09:59:59 AM 2 pgs
Fees: $13.00 Taxes: $1,198.80

20191217-0130020

ATT VIXAYVONG
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

MY COMMISSION EXPIRES:
01/18/22

State of Tennessee
County of ~~Davidson~~ Rutherford (AV)

The actual consideration or value, whichever is greater, for this transfer is **$324,000.00**

Affiant

Subscribed and sworn to before me, this the 13th day of December, 2019.

Notary Public

My commission expires: _____
(AFFIX SEAL)

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
Stephanos Stroop	Atlantic Union Bank	**Map 104-09-0-K Parcel 110.00co**
3818 West End Avenue #110	1800 Robert Fulton Dr., Ste. 350	
Nashville, TN 37205	Reston, VA 20191	

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,

Clayton Mitchell, unmarried

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

Stephanos Stroop, Single Man

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. 110, Building "C", on the plan of The Montclair, as described in the Master Deed of record in Book 7332, Page 380, amended in Book 7902, Page 113 and Instrument Nos. 20021231-0162451, and 20030113-0005471, Register's Office for Davidson County, Tennessee, and more particularly descrived in Exhibit "B" of the Master Deed of record in Book 7332, Page 380, amended in Book 7902, Page 113, said Register's Office, to which plan reference is hereby made for a particular description.

Being the same property conveyed to Clayton Mitchell, unmarried, by Deed dated March 15, 2013 from Natalie J. Thilem, an unmarried person, of record in Instrument No. 20130320-0027577, Register's Office for Davidson County, Tennessee.

Conveyance of the above described property is subject to the following: 1) The Plan of record as set out on Exhibit "B" to the Master Deed of record in Book 7332, Page 380 and as amended in Book 7902, Page 113, 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 Boundary Plat of record in Book 6900, Page 954, Register's Office for Davidson County, Tennessee. 3) The Premises herein insured is a condominium apartment established pursuant to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to 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 building 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 The Montclair Condominiums, of record in Book 7332, Page 380 and as amended in Book 7902, Page 113, Instrument No. 20021231-0162451 and Instrument No. 20030113-0005471, Register's Office for Davidson County, Tennessee. 4) Charter of The Montclair Condominiums Association, Inc., of record in Book 7887, Page 462, Register's Office for Davidson County, Tennessee. 5) Easement for ingress & egress as set out in the Deed of record in Book 6846, Page 833 and corrected and confirmation of record in Book 6881, Page 926 and Book 7902, Page 109, Register's Office for Davidson County, Tennessee. 6) Easement granted to Leah Fleisman Sonnenfield from Montclair Condominiums Association, Inc., of record in Book 7902, Page 145, Register's Office for Davidson County, Tennessee. 7) Restrictive Covenants contained in instrument of record in Book 6846, Page 838, Register's Office for Davidson County, Tennessee. 8) By-Laws of The Montclair Condominiums Association, Inc., of record in Book 7332, Page 431 and as amended in Book 7902, Page 132, Register's Office for Davidson County, Tennessee. 9) Taxes for the current year prorated and paid by the Grantor, subsequent years not yet due and payable.

This is improved (__X__) Unimproved (____) property, known as **3818 West End Avenue #110, Nashville, TN 37205**

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 **13th** day of **December, 2019.**

Jay Mitchell

Clayton Mitchell

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Witness my hand and official seal at Nashville, Tennessee, this **13th** day of **December, 2019.**

Notary Public

My Commission Expires: 10-7-2023

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