This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203

File Number: 1-19-5904

Karen Johnson Davidson County
Batch# 337672 DEEDWARR
01/02/2020 02:58:34 PM 2 pgs
Fees: $13.00 Taxes: $1,026.75
20200102-0000420

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is ~~$280,000.00~~ 277,500.00

Affiant

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Subscribed and sworn to before me, this the 30th day of December, 2019

Notary Public
My Commission Expires: 7/6/20

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Chase P. Vara 2115 Yeaman Pl. #430 Nashville, TN 37206	First National Bank of Middle Tennessee 1608 Williams Drive, Suite 301 Murfreesboro, TN 37129	082-15-0A-092.00-C

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Sarah L. Gabers, a single woman**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Chase P. Vara, an unmarried man** hereinafter called the Grantee(s), his/her/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. 430 and Parking Space 146, 5th and Main Condominium, as established under Master Deed of record in Instrument No. 20060630-0078751, amended at Instrument Nos. 20070104-0001656, 20070424-0048607, 20080411-0036927, 20080512-0048553, 20081120-0114262, 20110921-0073283, 20111129-0092827, 20120409-0030284, 20120820-0074741, 20121017-0095419, 20130911-0096032, 20140804-0069914 and 20161222-0134731, in the Register's Office, Davidson County, Tennessee, to which master deed reference is hereby made for a more particular description of said unit.

Being the same property conveyed to Sarah L. Gabers, a single woman, by Warranty Deed from Jason L. Cozart, A Single Person, of record in Instrument No. 20180402-0030670, in the Register's Office of Davidson County, Tennessee, dated March 29, 2018 and recorded on April 02, 2018.

Being the same property conveyed to Jason L. Cozart, a single person, by Special Warranty Deed from Vth 5th and Main, LLC, A Delaware Limited Liability Company, of record in Instrument No. 20120907-0081431, in the Register's Office of Davidson County, Tennessee, dated September 05, 2012 and recorded on September 07, 2012.

This is improved property located at: **2115 Yeaman Place, #430, Nashville, TN 37206.**

This conveyance is made subject to 1) Property taxes for the year 2019, and thereafter, a lien due and payable. The 2019 taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying his/her/their prorated share thereof to the Grantor who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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, their heirs and assigns forever; and we do covenant with 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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 30th day of December, 2019.

GRANTOR:

Sarah Lydia Gabers

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Sarah Lydia Gabers, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 30th day of December, 2019.

WESSLEY MOORE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My Commission expires: 10-2-23