Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

WARRANTY DEED

TARA JONES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 6, 2022

JM-RF-19-1505B

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $399,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF JANUARY, 2020.

Notary Public

MY COMMISSION EXPIRES:

(AFFI Karen Johnson Davidson County
Batch# 342835 **DEEDWARR**
01/14/2020 09:36:27 AM 2 pgs
Fees: $13.00 Taxes: $1,479.63

20200114-0004826

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)
Michael A. Herrin and Molly K. Smyke	**NEW OWNER**	
(NAME)	(NAME)	**091-02-4H-002.00-CO**
1505 B 61st Ave North		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(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, **JACOB T. CHARLSON AND ELIZABETH CHARLSON, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MICHAEL A. HERRIN, UNMARRIED, AND MOLLY K. SMYKE, UNMARRIED, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP,** 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 B of 1505 61st Avenue North Homes , a Horizontal Property Regime with Private Elements Located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for 1505 61st Avenue North Homes, a Horizontal Property Regime with Private Elements, of record as Instrument No 20160623-0064034, Register Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of 1505 61st Avenue North Homes, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20160623-0064034, and Bylaws appended thereto as Exhibit "C" , said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being the same property conveyed to Jacob T. Charlson and Elizabeth Charlson , husband and wife by Warranty deed from Potter Brothers Construction, LLC, a Limited Liability Company of record in Instrument No. 20180621-0059902 Register's Office for Davidson County, Tennessee, dated June 20, 2018 and recorded on June 21, 2018.

The execution of this instrument is effected by the signature of Paul Hinman as Attorney-in-fact for Jacob T. Charlson, which Power of Attorney is recorded in Instrument No 20200114-0004824, and also by the signature of Paul Hinman, as Attorney-in-fact for Elizabeth Charlson, which Power of Attorney is recorded in Instrument No 20200114-0004825, both in said Register's office.

This conveyance is subject to:
- Taxes for the year 2020 and subsequent years.
- Plan of record in Plat Book 161, Page 75, Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Instrument Number 20160623-0064034, Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement for Storm Sewers and/or Sanitary Drain in favor of Metro Nashville of record in Book 4655, Page 21, Book 4654, Page 966, Book 4654, Page 976 and Book 4655, Page 6, in the Register's Office for Davidson County, Tennessee.
- Charter of record in Instrument Number 20000531-0054011, in the 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: **1505 B 61st Ave North, Nashville, Tennessee 37209**.

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 10th DAY OF JANUARY, 2020.

Jacob T. Charlson
by Paul Hinman as his Attorney-in-fact

Elizabeth Charlson
by Paul Hinman as her 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, Paul Hinman, 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 JACOB T. CHARLSON, and who acknowledged he/she/they executed the same as the free act and deed of the said JACOB T. CHARLSON.

Witness my hand and official seal, this the 10th of January, 2020.

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

ADAM H JEFFERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-03-2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Paul Hinman, 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 ELIZABETH CHARLSON, and who acknowledged he/she/they executed the same as the free act and deed of the said ELIZABETH CHARLSON.

Witness my hand and official seal, this the 10th of January, 2020.

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

ADAM H JEFFERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-03-2021

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