THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 200224808** Karen Johnson Davidson County Batch# 369945 **DEEDWARR** 03/10/2020 10:35:03 AM 2 pgs Fees: $13.00 Taxes: $2,460.50 20200310-0026729	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $665,000.00. Affiant Subscribed and sworn to before me, this 4th day of March, 2020. Notary Public My Commission Expires: VIRGINIA ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES NOVEMBER 8, 2021

WARRANTY DEED

Address New Owner: Goodmanson Family Trust 833 I Avenue Coronado, CA 92118	Send Tax Bills To: Goodmanson Family Trust 833 I Avenue Coronado, CA 92118	Tax Information: Tax Parcel ID No. 082 09 0J 404.00

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, **Lewis Bogach, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Drew Goodmanson and Heather Goodmanson, Trustees of The Goodmanson Family Trust U/A/D January 24, 2007**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A certain condominium located in Davidson County, Tennessee, being Unit No. 404 of the Morgan Park Place Condominiums, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et. seq. of the Tennessee Code Annotated, under the Master Deed establishing the Morgan Park Place Condominium of record in Instrument No. 20050831-0104621, as amended in Instrument No(s). 20051110-0136248, 20060516-0057286, 20061023-0131222, 20070402-0038744, 20070724-0087901, 20071010-0120740, 20100622-0048863, and 20140408-0029304, being corrected by Scrivener's Affidavit in Instrument No(s). 20140425-0035118 and 20150910-0092062, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights and interests 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 buildings thereof; said Unit being depicted on Exhibit "B" to said Affidavit; together with a percentage interest in the common elements and voting percentage as set forth in Exhibit "A" to said Affidavit.

Being the same property conveyed to Lewis Bogach, single person, by Quitclaim Deed from Maria Bogach, of record in Instrument No. 20180530-0051296, in the Register's Office of Davidson County, Tennessee, dated May 14, 2018 and recorded on May 30, 2018.

Being the same property conveyed to Lewis A. Bogach by final divorce decree of record in Docket No. 16D-1585, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Lewis Bogach and Maria Bogach, husband and wife, by Warranty Deed from James Robbins, a single person, of record in Instrument No. 20160202-0010154, in the Register's Office of Davidson County, Tennessee, dated January 29, 2016 and recorded on February 02, 2016.

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.

County of Davidson taxes for the year 2020 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing The Morgan Park Place Condominiums Condominiums of record in Instrument No. 20050831-0104621, as amended by instrument(s) of record in Instrument No(s). 20051110-0136248, 20060516-0057286, 20061023-0131222, 20070402-0038744, 20070724-0087901, 20071010-0120740, 20100622-0048863, 20140408-0029304, corrected in Instrument No(s). 20140425-0035118 and 20150910-0092062, and Declarants Rights assigned in Instrument No. 20150102-0000052; also subject to easements, rights and interests 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.
Easement for Sanitary Sewers and/or Storm Drainage Water Mains, Pumps and Appurtenances, recorded in Instrument No. 20100112-0002819.

Stormwater Detention Agreement as set forth in instrument recorded in Instrument No. 20050719-0083911.

This is improved property located at 404 Van Buren Street Nashville TN 37208

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, Grantor has executed this instrument on this 4th day of March, 2020.

Lewis Bogach

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Lewis Bogach, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 4th day of March, 2020.

Notary Public

My Commission Expires: _____

