THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd, Ste 203A
Nashville, TN 37215

CRT File No. 200224773

Karen Johnson Davidson County
Batch# 382321 **DEEDWARR**
04/06/2020 04:27:33 PM 2 pgs
Fees: $13.00 Taxes: $1,235.80

20200406-0036489

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $334,000.00.

Affiant

Subscribed and sworn to before me, this 3rd day of April, 2020.

BRIAN PAYNE STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

Notary Public
My Commission Expires: 11/08/22

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Rebecca R. Hinton 320 Old Hickory Boulevard, #2507 Nashville TN 37221	New Owner	Tax Parcel ID No. 128-12-0A-113.00 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, **Joshua Kravitz, unmarried and Jason S. Kersey, unmarried as joint tenants with right of survivorship** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Rebecca R. Hinton, unmarried woman**, ("Grantee"), her 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 No. 113, on the Horizontal Property Regime for Eagle Ridge at the Reserve, as recorded in the Master Deed of record in Instrument No. 20011011-0110875 and amended in Instrument No. 20030108-0003696, Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description together with an undivided percentage interest in the common elements allocated to said unit as set forth in said Master Deed.

Being the same property conveyed to JOSHUA KRAVITZ and JASON S. KERSEY , AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP , by deed from DAVID MITCHELL NEWMARK, of record in Instrument No. 20170515-0048200 , dated May 12, 2017 , said Register's Office.

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.

General or special taxes and assessments required to be paid in the year 2020 and subsequent years for Map-Par. 128-12-0A-113.00 CO.

Matters shown on the Plan of record in Instrument No. 20030106-0001894 and Instrument No. 20041019-0125465, said Register's Office.

Master Deed of record in Instrument No. 20011011-0110875 and amended in Instrument No. 20030108-0003696, said Register's Office.

Storm Water Detention Agreement of record in Instrument No. 20001103-0109348, said Register's Office.

Agreement for Dedication of Public Utility Easement of record in Instrument No. 20000720-0071583, said Register's Office.

Easement to Harpeth Valley Utility District of record in Instrument No. 20050721-0084650, said Register's Office.

Sanitary Sewer Easement of record in Book 5074, page 945, Instrument No. 20000720-0071583 and Instrument No. 20000915-0091869, said Register's Office.

Drainage Easement of record in Book 7861, page 559 and Book 8083, page 534, said Register's Office.

This is improved property located at 320 Old Hickory Boulevard, #2507 Nashville TN 37221

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 3rd day of April, 2020.

Joshua Kravitz by Kate Rosenthal, his Attorney-in-Fact

Jason S. Kersey by Kate Rosenthal, his 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, Kate Rosenthal, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-Fact for Joshua Kravitz and Jason S. Kersey and that she is authorized by Joshua Kravitz and Jason S. Kersey to execute this instrument on their behalf.

Witness my hand, at office, this 3rd day of April, 2020.

J Anderson
Notary Public

My Commission Expires: _____

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 6, 2022