THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 200325529

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

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $275,000.00.

Affiant

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

Notary Public
My Commission Expires: ____

Karen Johnson Davidson County
Batch# 382837 **DEEDWARR**
04/08/2020 09:07:07 AM 2 pgs
Fees: $13.00 Taxes: $1,017.50

20200408-0036839

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Jennifer Brown and Clay Brown 5025 Hillsboro Pike #4C Nashville TN 37215	New Owner	Tax Parcel ID No. 131-01-OD-023.00-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, **Jeffrey E. Trefz and Claudia W. Trefz, husband and wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Clay Vaughn Brown and Jennifer Lynn Brown, husband and wife** ("Grantees"), their 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 Lot(s) 23, as shown on the map entitled Georgetown Apartments, Apartment 4-C, of record in Plat Book 5200, page 4 and further described in Master Deed of record in Book 5211, page 325, amended in Book 5616, page 133 and in Book 6079, page 516, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to JEFFREY E. TREFZ and CLAUDIA W. TREFZ, HUSBAND AND WIFE , by deed from ANGELA RAYMONT, of record in Instrument No. 20160721-0074980 , dated July 19, 2016 , 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. 131-01-0D-023.00 CO.

Matters shown on the Plan of record in Plat Book 5200, page 4, said Register's Office.

Declaration of Covenants, Conditions, Liens, Easements , ByLaws and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in a Master Deed of record in Book 5211, page 325, amended in Book 5616, page 133 , Book 6079, page 516, and as Instrument No. 20120731-0067332 , said Register's Office.

Appointment of Successor Trustee of record in Book 10225, page 413 , and as Instrument No s . 20100505-0033908, and 20120823-0076049, said Register's Office.

By-Laws of record in Book 5211, page 345, said Register's Office.

Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4308, page 575, said Register's Office.

Utility Easement of record in Book 7873, page 859, said Register's Office.

Water and Sewer Services Easement of record in Book 4308, page 650 , said Register's Office. Overhead Lines Easement of record in Book 7873, page 859 and in Instrument No. 20020122-0008269 , said Register's Office.

Easement to Comcast of Nashville I, LLC of record as Instrument Nos. 20110620-0047283, and 20150505-0040558 , said Register's Office.

Judgments of record in Instrument No. 20140402-0027108, Instrument No. 20181121-0114763 and Instrument No. 20200304-0023808, said Register's Office. (Jennifer Brown)

This is improved property located at 5025 Hillsboro Pike #4C Nashville TN 37215

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.

Jeffrey E. Trefz

Claudia W. Trefz

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Jeffrey E. Trefz and Claudia W. Trefz, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

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

Notary Public

My Commission Expires: _____

SHIRA KIMBRO
NOTARY PUBLIC
DAVIDSON COUNTY
TENNESSEE
MY COMMISSION EXPIRES