THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 540
Nashville, TN 37203
P20-28239

Prepared by: Karen Johnson Davidson County
Batch# 384864 DEEDWARR
Record and Ret. 04/13/2020 02:41:09 PM 2 pgs
Chapman and Rosent Fees: $13.00 Taxes: $1,994.30
10 Burton Hills Blvd.,
Nashville, TN 3

20200413-0038440

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 539,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF April, 2020.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

HOLLY DEES
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 7, 2023

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kristopher Burkewitz and Melissa Chambers	New Owners	
4605 A Kentucky Avenue		091080N00100CO
Nashville, TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Aimee Halphen, unmarried,**

HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Kristopher Burkewitz and Melissa Chambers,** husband and wife

HEREINAFTER CALLED THE GRANTEES, 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 A, together with the appurtenant interest in the common elements of 4605 Kentucky Avenue Commons, a horizontal property regime with private elements established by Declaration in Instrument No. 20160914-0096886, Register's Office for Davidson County, Tennessee, said Unit A being depicted on the Site Plan attached as Exhibit B to the aforementioned Declaration.

Being the same property conveyed to Aimee Halphen, unmarried by Warranty deed from L and H Building Group, LLC, a Tennessee limited liability company of record in Instrument No. 20170807-0080630 Register's Office for Davidson County, Tennessee, dated August 04, 2017 and recorded on August 07, 2017.

Being a portion of the same property conveyed to 114 Property, LLC, in error by Quitclaim deed from L and H Building Group, LLC of record in Instrument No. 20171205-0124092 Register's Office for Davidson County, Tennessee, dated September 26, 2017 and recorded on December 05, 2017. See Corrective Deed of record as Instrument No. 20200413-0038439, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is IMPROVED property known as **4605 A Kentucky Avenue, Nashville, TN 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 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. 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 hand this the 8TH day of April, 2020.

Aimee Halphen

Aimee Halphen

STATE OF VA

COUNTY OF Roanoke

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Aimee Halphen,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 8th day of April, 2020.

My Commission expires: 6/30/2022

Barbara Lynn Woolwine

Notary Public

BARBARA LYNN WOOLWINE
NOTARY PUBLIC
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES JUNE 30, 2022
COMMISSION # 7805228