THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 200325909** Karen Johnson Davidson County Batch# 395087 **DEEDWARR** 05/04/2020 10:34:43 AM 2 pgs Fees: $13.00 Taxes: $1,772.30 20200504-0046206	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $479,000.00. Affiant Subscribed and sworn to before me, this 30th day of April, 2020. Notary Public My Commission Expires:

WILLIAM T. CHAPMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-09-2022

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Brandon Fitzlaff and Sarah Fitzlaff 5411 Kentucky Avenue Nashville TN 37209	New Owner	Tax Parcel ID No. 091-06-0-370.00

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, **Carter W. Sundermann and Alexandra C. Sundermann, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Brandon Fitzlaff and Sarah Fitzlaff, husband and wife**, ("Grantees"), its 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 No. 1318 of Block No. 182 as shown on the Map entitled Plan No. 1 West Nashville, as of record in Plat Book 57, Pages 74 and 75, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Carter W. Sundermann and Alexandra C. Sundermann, husband and wife by Warranty Deed from L & S Development, LLC, a Tennessee limited liability company, recorded on the 21st day of May, 2015 in Instrument No. 20150521-0047175, Scrivener's Affidavit in Instrument No. 20151019-0106300, in the Register's Office of Davidson County, Tennessee.

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.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of PLAN NO. 1 WEST NASHVILLE, as recorded in Plat Book 57, Page(s) 74 and 75, in the Register's Office of Davidson County, Tennessee.

Declaration of Restrictions and Covenants for Stormwater Facilities and Systems recorded at Instrument No. 20141114-0105283, in the Register's Office of Davidson County, Tennessee.

This is improved property located at 5411 Kentucky Avenue Nashville TN 37209

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 30th day of April, 2020.

Carter W. Sundermann

Alexandra C. Sundermann

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Carter W. Sundermann and Alexandra C. Sundermann, 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 30th day of April, 2020.

Notary Public

My Commission Expires: _____

