This instrument prepared by:
Momentum Title, LLC
313 East Main Street #2
Hendersonville, TN 37075
File Number: 6-20-7247

Karen Johnson Davidson County
Batch# 407279 DEEDWARR
05/28/2020 03:44:30 PM 3 pgs
Fees: $18.00 Taxes: $1,320.90
20200528-0055286

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $357,000.00.

Affiant

Subscribed and sworn to before me, this the 21st day of May, 2020.

Notary Public
My Commission Expires: NOV 0 8 2021

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Steve Gill 320 Old Hickory Boulevard #2010 - Unit 145 Nashville, TN 37221	Steve Gill 320 Old Hickory Boulevard, #2010 - Unit 145 Nashville, TN 37221	128-12-0A-145.00-C

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Andrew Auerbach and Tracy Auerbach, husband and wife**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Steve Gill, a single man**, hereinafter called the Grantee(s), his/her/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 No. 145, Building No. 20 on the Plan of Section 10, Phase 1B, Eagle Ridge at the Reserve Condominiums, a Horizontal Property Regime With Private Elements, established by a Master Deed and By-Laws of record in Instrument No. 20011011-0110875, supplemented and amended in Instrument No. 20030108-0003697, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Andrew Auerbach and Tracy Auerbach, husband and wife, by deed from Matthew J. Browne and Cynthia A. Janes, husband and wife, of record in Instrument No. 20180320-0026124, Register's Office for Davidson County, Tennessee, dated March 19, 2018 and recorded on March 20, 2018.

This is ☒ improved or ☐ unimproved property located at: **320 Old Hickory Boulevard, #2010 - Unit 145, Nashville, TN 37221**

This conveyance is made subject to 1) Property taxes for the year 2020 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number 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 21st day of May, 2020.

GRANTOR:

Andrew Auerbach

Tracy Auerbach

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public for the State and County aforesaid, the within named Grantors Andrew Auerbach and Tracy Auerbach, with whom I am personally acquainted and who, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 21st day of May, 2020.

Notary Public
My Commission expires: NOV 0 8 2021

J. ANDREW WILEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

True Copy Certification

I, Christopher M. Corriveau, do hereby make oath that I am a licensed attorney and /or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

C. M. C.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rachel Marie Collins

Notary Signature

My Commission Expires: 3-6-2024

