THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 200627482**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $335,000.00. Kim Abate Affiant Subscribed and sworn to before me, this 11th day of June, 2020. Notary Public My Commission Expires: 7/9/22

Karen Johnson Davidson County
Batch# 417885 DEEDWARR
06/18/2020 08:05:30 AM 3 pgs
Fees: $18.00 Taxes: $1,239.50
20200618-0063642

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Austin Lee Marshall 1078B 2nd Avenue South Nashville TN 37210	New Owner	Tax Parcel ID No. 105 03 0C 002.00

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, **Randy David Ehrhart, single man** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Austin Lee Marshall**, ("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 Unit No. 1078-B as shown on the Exhibit attached to the Fourth Amendment to Declaration 1072 Southview on Second and 1074 Southview on Second, a/k/a Southview on Second Townhomes Homeowners of record in Instrument No. 20110405-0026016, Register's Office for Davidson County, Tennessee, to which reference is hereby made.

Declaration establishing 1072 Southview on Second of record in Instrument No. 20100210-0010392, amended in Instrument No. 20110113-0003548, Instrument No. 20110215-0012678, Instrument No. 20110401-0025137, Instrument No. 20110405-0026016, Instrument No. 20110523-0039435, as re-recorded in Instrument No. 20110829-0066724, and further amended in Instrument No. 20110524-0039750, Instrument No. 20110801-0058964, Instrument No. 201201004-0090926, Instrument No. 20121009-0092440, Instrument No. 20121026-0098610, Instrument No. 20130207-0012750 and Instrument No. 20141209-0112549, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Randy David Ehrhart, single man, by Warranty Deed from Heather North and Gary Rodberg, of record in Instrument No. 20191018-0106899, in the Register's Office of Davidson County, Tennessee, dated October 09, 2019 and recorded on October 18, 2019.

Being the same property conveyed to Heather North and Gary Rodberg, wife and husband, by Warranty Deed from Frederick H. Agee, a single man, of record in Instrument No. 20140407-0028990, in the Register's Office of Davidson County, Tennessee, dated April 04, 2014 and recorded on April 07, 2014.

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.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20100210-0010392, as amended in Instrument No. 20110113-0003548, Instrument No. 20110215-0012678, Instrument No. 20110401-0025137, Instrument No. 20110405-0026016, Instrument No. 20110523-0039435, as re-recorded in Instrument No. 20110829-0066724, and further amended in Instrument No. 20110524-0039750, Instrument No. 20110801-0058964, Instrument No. 201201004-0090926, Instrument No. 20121009-0092440, Instrument No. 20121026-0098610, Instrument No. 20130207-0012750 and Instrument No. 20141209-0112549.

Inspection and Maintenance Agreement for Private Stormwater Management Facilities as set forth in instrument recorded in Instrument No. 20110802-0059114.

This is improved property located at 1078B 2nd Avenue South Nashville, TN 37210.

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 11th day of June, 2020.

Randy David Ehrhart

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Randy David Ehrhart, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 11th day of June, 2020.

Notary Public
My Commission Expires: _____

SHIRA KINGREY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 2, 2023

RETURN TO
Stewart Title Company
121 First Avenue South, Suite 200
Franklin, TN 37064
File # 749239

CERTIFICATE OF AUTHENTICITY

I, Donald R. Barrett, Jr., 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.

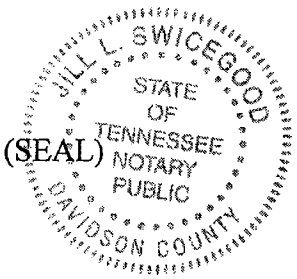
Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Jill L Swicegood, a notary public in and for the aforesaid county and state, the within named Donald R. Barrett, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



(SEAL)

Notary Public

My Commission Expires: July 9, 2022

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