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

CRT File No. 200527247

Karen Johnson Davidson County
Batch# 419218 **DEEDWARR**
06/18/2020 01:04:15 PM 2 pgs
Fees: $13.00 Taxes: $1,609.50
20200618-0064353

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $435,000.00.

KCN
Affiant

Subscribed and sworn to before me, this 10th day of June, 2020.

Notary Public
My Commission Expires: _____

HOLLY DEES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 6, 2023

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Nola Vorbrich 3186B Parthenon Avenue Nashville TN 37203	New Owner	Tax Parcel ID No. 104 02 1B 005.00

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, **Bradley Stephen French, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Nola Vorbrich**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. B of Graymont Park Homeowner's Association, Inc., a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing Graymont Park Homeowner's Association, Inc., a Horizontal Property Regime, of record in Instrument Number 20050803-0090964; Re-Recorded in Instrument No. 20060815-0100321; Being amended in Instrument No. 20060912-0112893, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "C" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed to Bradley Stephen French, unmarried, by Warranty Deed from Graymont Group, LLC, of record in Instrument No. 20080305-0022132, in the Register's Office of Davidson County, Tennessee, dated March 03, 2008 and recorded on March 05, 2008.

Said property was not the primary marital residence of Grantor.

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 Revised Map of West End Park, as recorded in Plat Book 421, Page(s) 82 and 83.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20050803-0090964; Re-Recorded in Instrument No. 20060815-0100321 and being amended in Instrument No. 20060912-0112893.

Easement for Sanitary Sewers and/or Storm Drainage, recorded in Instrument No. 20050726-0086759.
Stormwater Detention Agreement as set forth in instrument recorded in Instrument No. 20050726-0086760.

This is improved property located at 3186B Parthenon Avenue Nashville TN 37203

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 10th day of June, 2020.

Bradley Stephen French by Attorney in Fact
Bradley Stephen French
By: Will Chapman, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Will Chapman, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact for Bradley Stephen French and that he is authorized by Bradley Stephen French to execute this instrument on his behalf.

WITNESS my hand, at office, this 10th day of June, 2020.

HOLLY DEES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JANUARY 2023

Notary Public