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

CRT File No. 200527213

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $671,000.00.

KM
Affiant

Subscribed and sworn to before me, this 23rd day of June, 2020.

J Anderson
Notary Public
My Commission Expires: _____

J. ANDERSON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 6, 2022

Karen Johnson
Batch# 425451
06/24/2020 01:01:42 PM
Fees: $13.00 Taxes: $2,482.70

Davidson County
DEEDWARR
2 pgs

20200624-0068210

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Teresa Hongo and KP Fagg 3323 Park Avenue, Unit B Nashville TN 37209	New Owner	Tax Parcel ID No. 092-13-0K-002.00 CO

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, **Christopher C. Monroe, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Teresa Hongo, unmarried and KP Fagg, unmarried, as tenants in common with right of survivorship**, ("Grantees"), their 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 "B" on the plan of 3323 Park Cottages, as shown on Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions of 3323 Park Cottages, a Horizontal Property Regime with Private Elements of record in Instrument No. 20151014-0104573, Register's Office for Davidson County, Tennessee , to which plan reference is made for a more complete and accurate description thereof.

Being the same property conveyed to CHRISTOPHER C. MONROE, by deed from LONE OAK LLC, of record in Instrument No. 20160614-0060206, dated June 10, 2016, said Register's Office.

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.

General or special taxes and assessments required to be paid in the year 2020 and subsequent years for Map-Par. 092-13-0K-002.00 CO.

Matters shown on the Plan of record in Plat Book 57, page 160, said Register's Office.

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Instrument No. 20151014-0104573, said Register's Office.

This is improved property located at 3323 Park Avenue, Unit B 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 23rd day of June, 2020.

Christopher C. Monroe

STATE OF SouthCarolina
COUNTY OF ~~Charleston~~)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Christopher C. Monroe, 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 23rd day of~~ June, 2020.

12th day of June 2020

Notary Public

My Commission Expires: MY COMMISSION EXPIRES MARCH 9, 2030

SOUTH CAROLINA * VICTORIA ZEHRING NOTARY PUBLIC *