Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

Karen Johnson Davidson County
Batch# 427169 DEEDWARR
06/26/2020 01:27:42 PM 5 pgs
Fees: $28.00 Taxes: $1,591.37
20200626-0069495

WARRANTY DEED

STATE OF TENNESSEE

COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $430,100.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24TH DAY OF JUNE, 2020.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

HOLLY DEES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 7, 2023

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Green Hills , 30 Burton Hills Blvd, Suite 210, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Emma Tinsley Hastings	New Owner	Parcel ID: 104-02-0-W-404.00 CO
(NAME) 117 30th Ave N Unit 404	(NAME)	
(ADDRESS) Nashville, TN 37203	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE,**Benjamin M. Dropkin, unmarried and Robert H. Dropkin, married, as joint tenants with right of survivorship**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Emma Tinsley Hastings. unmarried**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

A certain condominium apartment in Davidson County, TN, described as Unit No. 404 together with parking space 6A of West End Lofts II Condominiums, a Condominium, a Horizontal Property Regime, as shown on Condominium Site Plan attached as Exhibit "D" to the Master Deed recorded in Instrument No. 20030701-0091161 as amended in Instrument No. 20050106-0002529 and established by Master Deed and By-Laws recorded in Instrument No. 20030701-0091161 as amended in Instrument No. 20050106-0002529, said Register's Office., to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of West End Lofts II Condominiums, Condominium Apartments contained in the Master Deed and By-Laws recorded in Instrument No. 20030701-0091161 as amended in Instrument No. 20050106-0002529, Register's Office for Davidson County TN, are incorporated herein by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to Benjamin M. Dropkin, unmarried and Robert H. Dropkin, as joint tenants with right of survivorship, by Warranty Deed from Gretchen S. Sehrt, an unmarried woman, dated May 18, 2015and

Robert H. Dropkin warrants he has never lived in the subject property as his marital residence.

recorded May 21, 2015 in Instrument Number 20150521-0047119, Register's Office for Davidson County, Tennessee.
This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.
unimproved ☐
This is improved ☒ property, known as 117 30th Avenue, Unit 404, Nashville, TN 37203

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. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 24th day of June, 2020

Benjamin M. Dropkin

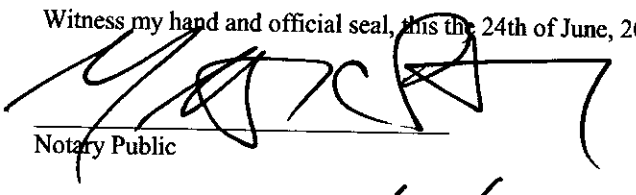
Robert H. Dropkin

STATE OF TENNESSEE

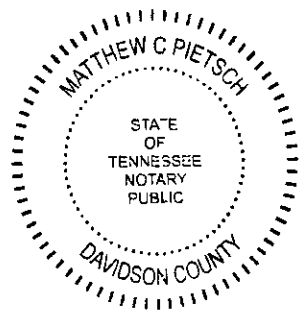
COUNTY OF DAVIDON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Benjamin M. Dropkin, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 24th of June, 2020.



Notary Public



My Commission Expires: 07/09/2022

(SEAL)

STATE OF _____

COUNTY OF _____

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Robert H. Dropkin, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

I, the undersigned, a Notary Public for thte of Tennessee, do hereby certify that Robert H. Dropkin personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 24th of June, 2020.

_____

Notary Public

My Commission Expires: _____

(SEAL)

recorded May 21, 2015 in Instrument Number 20150521-0047119, Register's Office for Davidson County, Tennessee.
This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.
unimproved ☐
This is improved ☒ property, known as 117 30th Avenue, Unit 404, Nashville, TN 37203

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. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 24 day of June, 2022

Benjamin M. Dropkin

Robert H. Dropkin

STATE OF TENNESSEE

COUNTY OF DAVIDON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Benjamin M. Dropkin, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 24th of June, 2020.

_____
Notary Public

My Commission Expires:

(SEAL)

STATE OF New York

COUNTY OF Albany

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Robert H. Dropkin, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

I, the undersigned, a Notary Public for thte of Tennessee, do hereby certify that Robert H. Dropkin personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 24th of June, 2020.

Notary Public

My Commission Expires: 09.11.2022

(SEAL)

LISA M C ILYADIS
Notary Public - State of New York
NO. 01IL6152394
Qualified in Albany County
My Commission Expires Sep 11, 2022