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

**CRT File No. 20062768A**

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual consideration or value, whichever is greater, for this transfer is: $206,000.00.

Affiant

Subscribed and sworn to before me, this 6th day of July, 2020.

Notary Public
My Commission Expires: _____

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

Karen Johnson Davidson County
Batch# 433157 **DEEDWARR**
07/08/2020 01:23:45 PM 2 pgs
Fees: $13.00 Taxes: $762.20
20200708-0073983

# WARRANTY DEED

| Address New Owner: | Send Tax Bills To: | Tax Information: |
|---|---|---|
| Adam Gaslowitz<br>238 Summit Ridge Drive<br>Nashville TN 37215 | New Owner | Tax Parcel ID No.<br>131-05-0B-238.00 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, **John Petrosky, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Adam R. Gaslowitz**, ("Grantee"), his 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. 238, on the Horizontal Property Regime for Four Seasons Condominium, as recorded in the Master Deed of record in Book 6841, page 349, amended in Book 6847, page 122 and as shown on plat of record in Plat Book 5050, page 30, Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description together with an undivided percentage interest in the common elements allocated to said unit as set forth in said Master Deed.

Being the same property conveyed to JOHN PETROSKY, A SINGLE MAN, by deed from GREGORY J. STORMBERG AND AMBER D. STORMBERG, HUSBAND AND WIFE, of record in Instrument No. 20130621-0064133, dated June 19, 2013 , 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. 131-05-0B-238.00 CO.

Matters shown on the Plan of record in Plat Book 5050, page 30, 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 Master Deed of record in Book 6841, page 349 amended in Book 6847, page 122, said Register's Office. Easement Agreement of record in Book 6869, page 157, Consent of record in Book 6869, page 162 and re-recorded in Book 6870, page 966, said Register's Office.

Easements of record in Book 5158, page 852, said Register's Office.

Easement Agreement of record in Book 7776, page 899, said Register's Office.

Easement Agreement of record in Instrument No. 20010912-0099679, said Register's Office.
Grant of Easement of record in Instrument No. 20120521-0043888, said Register's Office.

This is improved property located at 238 Summit Ridge Drive Nashville TN 37215

**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 6th day of July, 2020.

John Petrosky

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, John Petrosky, 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 6th day of July, 2020.

Notary Public

My Commission Expires: 