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

CRT File No. 200527101

Karen Johnson Davidson County
Batch# 466220 **DEEDWARR**
08/28/2020 10:52:25 AM 2 pgs
Fees: $13.00 Taxes: $3,015.50

20200828-0097829

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $815,000.00.

Affiant

Subscribed and sworn to before me, this 24th day of August, 2020.

Notary Public
My Commission Expires:

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-09-2022

WARRANTY DEED

Address New Owner: Jeffrey Frey and Lynda Frey 2118 Elliott Avenue #2 Nashville TN 37204	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 105 14 0O 003.00

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, **Jordan M. Howell, a single man** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Jeffrey Frey and Lynda Frey, husband and wife**, ("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. 3 of Elliott Avenue Townhomes, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing Elliott Avenue Townhomes, a Horizontal Property Regime, of record in Instrument Number 20160516-0048883 and amended in Instrument No. 20180808-0078146, in the Register's Office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed to Jordan M. Howell, A Single Man, by Warranty Deed from Eugene Nelson, AKA Eugene H. Nelson and Eugene Harris Nelson, An Unmarried Man, of record in Instrument No. 20180817-0081882, in the Register's Office of Davidson County, Tennessee, dated August 10, 2018 and recorded on August 17, 2018.

Being a part of the property conveyed to Nelson Eugene Harris, by Warranty Deed from Starlene Anderson, unmarried, of record in Instrument No. 20131227-0130432, in the Register's Office of Davidson County, Tennessee, dated December 27, 2013 and recorded on December 27, 2013 and Scrivener's Affidavit recorded on June 22, 2018 in Instrument No. 20180622-0060510.

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 Waverly Place, as recorded in Plat Book 57, Page(s) 95.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20160516-0048883 and amended in Instrument No. 20180808-0078146.

Covenants, Conditions and Restrictions as set forth in Declaration of Restrictions & Covenants for Stormwater Facilities and Systems recorded in Instrument No. 20160216-0014440.

This is improved property located at 2118 Elliott Avenue #2 Nashville TN 37204

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 24th day of August, 2020.

Jordan M. Howell

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Jordan M. Howell, 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 24th day of August, 2020.

Notary Public

My Commission Expires: _____

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-09-2022