Karen Johnson Davidson County
Batch# 469999 DEEDWARR
09/03/2020 03:19:30 PM 3 pgs
Fees: $18.00 Taxes: $1,017.50
20200903-0100965

WARRANTY DEED

State of ~~Tennessee~~ NEW YORK
County of ~~Davidson~~ ERIE

The actual consideration or value, whichever is greater, for this transfer is $275,000.00.

Affiant

Subscribed and sworn to before me, this the ~~28th~~ 24 day of August, 2020.

Notary Public

My commission expires: 11/05/2022
(AFFIX SEAL)

Hannah Gerber
Notary Public, State of New York
Commission No. 01GE6382277
Qualified in Erie County
Commission Expires 11/05/2022

RETURN TO
Stewart Title Company
121 First Avenue South, Suite 200
~~Franklin, TN 37064~~
File # 87-22168

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Russ Pahl Ginger Pahl	New Owner	Map 084-04-0-A Parcel 318.00co
318 Autumn Chase Drive		
Nashville, TN 37214		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Paul W. Urban, Jr., a single man

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Russ Pahl and Ginger Pahl , husband and wife

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 located in Davidson County, Tennessee, being Unit No. 318, Autumn Chase Condominiums, a Horizontal Property Regime as shown on the Plat of Autumn Chase Condominiums, recorded in Exhibit "A", and described in a Master Deed and Declaration of Covenants, Conditions, and Restrictions of record in Book 7718, Page 418, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restriction, conditions, and regulations imposed upon and relating to the property, apartments, owners and tenants of Autumn Chase Condominiums, contained in the Master Deed and By-Laws appended thereto, of record in Book 7718, Page 418, said Register's Office, are incorporated in this deed by reference and made part of the same as though copied therein.

Being the same property conveyed to Paul W. Urban, Jr., a single man, by Warranty Deed dated March 6, 2018 from Anthony A. LaFrenier and Kellie L. LaFrenier, of record in Instrument No. 20180309-0022654, Register's Office for Davidson County, Tennessee.

This conveyance of the above described parcel of land is subject to the following: (1) The Plan as shown on Exhibit "A" of the Declaration of Covenants, Conditions, and Restrictions, of record in Book 7718, Page 418, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. (2) Sanitary Sewers and/or Storm Drainage Easement of record in Book 7240, Page 692, said Register's Office. (3) Charter of Autumn Chase Homeowner's Association, Inc., of record in Book 7728, Page 111, said Register's Office. (4) All matters as shown on Plat Book 6900, Page 609, said Register's Office. (5) Master Deed of Autumn Chase Condominiums, of record in Book 7718, Page 418, amended in Book 9957, Page 315, By-Laws appended thereto, said Register's Office. By-Laws of Autumn Chase Condominiums amended in Instrument No. 20050823-0100514 and Instrument No. 20150121-0005716, said Register's Office. (6) Deed and Easement set out in Book 6113, Page 475, said Register's Office. (7) Taxes for the current year which have been prorated and assumed by the Grantee herein and subsequent years, not yet due and payable.

This is improved (_X_) Unimproved (____) property, known as **318 Autumn Chase Drive, Nashville, TN 37214**

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 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 my/our hand(s) this ~~28th~~ 26th day of **August, 2020.**

Paul W. Urban, Jr.

STATE OF NEW YORK)
COUNTY OF Erie)

Personally appeared before me, a Notary Public of said County and State, **Paul W. Urban, Jr.,** the within named seller, 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.

Witness my hand and official seal at Buffalo, NY, this ~~28th~~ 26 day of **August, 2020.**

Notary Public

My Commission Expires: 11/05/2022

Hannah Gerber
Notary Public, State of New York
Commission No. 01GE6382277
Qualified in Erie County
Commission Expires 11/05/2022

CERTIFICATE OF AUTHENTICITY

I, Donald R. Barrett, Jr., do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

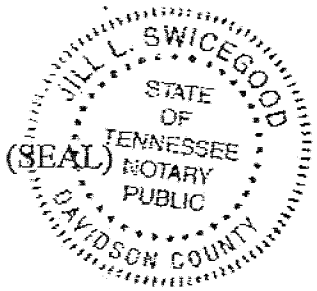
Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Jill L Swicegood, a notary public in and for the aforesaid county and state, the within named Donald R. Barrett, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



(SEAL)

Notary Public

My Commission Expires: July 9, 2022