Karen Johnson Davidson County
Batch# 483151 DEEDWARR
09/25/2020 09:47:30 AM 3 pgs
Fees: $18.00 Taxes: $2,941.50
20200925-0110441

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 200729041**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $795,000.00. Emily Deeley Affiant Subscribed and sworn to before me, this 24th day of September, 2020. Julie Bailey Notary Public My Commission Expires: 9/2/2024

JULIE BAILEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 02, 2024

WARRANTY DEED

Address New Owner: James R. Gurman and Jessica M. Gurman 2213B 11th Avenue Nashville TN 37204	Send Tax Bills To: Studio Bank 124 12th Ave. S. 400 Nashville, TN 37203	Tax Information: Tax Parcel ID No. 105 13 3E 002.00

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, **Thomas B. Histed and Malorie Histed, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **James R. Gurman and Jessica M. Gurman, 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. B of 2213 11th Avenue South, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing 2213 11th Avenue South, a Horizontal Property Regime, of record in Instrument Number 20150529-0049872, 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 Thomas B. Histed and Malorie Histed, husband and wife, by Warranty Deed from Cates Builders, LLC, a Tennessee limited liability company, of record in Instrument No. 20160426-0040761, in the Register's Office of Davidson County, Tennessee, dated April 22, 2016 and recorded on April 26, 2016.

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 Duckworths Addition to Nashville, as recorded in Plat Book 57, Page(s) 83.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20150529-0049872 and scrivener's affidavit recorded in Instrument No. 20160413-0035541.

Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 5563, Page 688 and in Book 5582, Page 839.

Easement for Sanitary Sewers and/or Storm Drainage Water Mains, Pumps and Appurtenances, recorded in Instrument No. 20150624-0060280.

This is improved property located at 2213B 11th Avenue 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 September, 2020.

Thomas B. Histed

Malorie Histed by Thomas B. Histed Attorney in Fact
Malorie Histed
By: Thomas B. Histed, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Thomas B. Histed, 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, and who further acknowledged that he is the Attorney-in-Fact for Malorie Histed and that he is authorized by Malorie Histed to execute this instrument on her behalf.

WITNESS my hand, at office, this 24th day of September, 2020.

Notary Public

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-29-2022

True Copy Certification

I, **Angie Lawless**, 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.

Signature

State of **TN**
County of **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5-2-22

