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

WARRANTY DEED

Karen Johnson Davidson County
Batch# 509724 DEEDWARR
11/06/2020 10:35:12 AM 2 pgs
Fees: $13.00 Taxes: $4,440.00

20201106-0130440

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

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$1,200,000.00.**

Affiant

Subscribed and sworn to before me, this the 4th day of November, 2020.

Notary Public

My commission expires:

(AFFIX SEAL)

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
Adolpho Birch, III	NEW OWNER	**Map 104-06-0-X Parcel 006.00co**
3404 Love Circle		
Nashville, TN 37212		

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,

Ariana Beck Geromes and Marcus Geromes, wife and husband

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

Adolpho A. Birch, III, an unmarried man

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:

Land in Davidson County, Tennessee, being Unit No. 6 of Acklen @ Love, a Horizontal Property Regime with Private Elements, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, as established by Declaration of Covenants, Conditions and Restrictions of Acklen @ Love, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20170411-0035494 and amended in Instrument No. 20190219-0015072, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto. Reference is hereby made to the Plan of Love @ Acklen, shown on Exhibit "B" to the Declaration of Covenants of record in Instrument No. 20170411-0035494 and amended in Instrument No. 20190219-0015072, Register's Office for Davidson County, Tennessee, for a more complete identification and description of said unit.

Being the same property conveyed to Ariana Beck Geromes and Marcus Geromes, wife and husband, by Warranty Deed dated September 6, 2018 from MDMBA, LLC, a Tennessee limited liability company, of record in Instrument No. 20180911-0090137, Register's Office for Davidson County, Tennessee.

This conveyance of the above described parcel of land is subject to the following: (1) The Plan of record as shown on Exhibit B of the Declaration of Covenants, Conditions, and Restrictions for Acklen @ Love, of record in Instrument No. 20170411-0035494 and amended in Instrument No. 20190219-0015072, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. (2) Declaration of Protective Covenants, Conditions and Restrictions for Acklen @ Love, of record in Instrument No. 20170411-0035494, amended in Instrument No. 20190219-0015072, Register's Office for Davidson County, Tennessee. (3) Charter of Acklen @ Love HOA, Inc., of record in Instrument No. 20170411-0035493, said Register's Office. (4) Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument No. 20160406-0032960, By-Laws & Attorneys Certificate appended thereto, said Register's Office. (5) Agreement for Dedication of Easement for the purpose of public street right of way of record in Instrument No. 20160809-0082780, said Register's Office. (6) Matters as shown on Instrument No. 20031030-0159747, said Register's Office. (7) Taxes for the current year which were prorated and paid by the Grantor herein.

This is improved (__X__) Unimproved (____) property, known as **3404 Love Circle, Nashville, TN 37212**

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 **4th** day of **November, 2020.**

Ariana Beck Geromes

Marcus Geromes

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Ariana Beck Geromes and Marcus Geromes,** the within named sellers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **4th** day of **November, 2020.**

Notary Public

My Commission Expires: 11/8/21

ANDREW T. WOOD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON