THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Ste 150
Brentwood, TN 37027

CRT File No. 201131436

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $455,000.00.

Affiant

Subscribed and sworn to before me, this 2nd day of December, 2020.

Notary Public
My Commission Expir

SHIRA KINGREY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 7, 2021

Karen Johnson Davidson County
Batch# 524338 DEEDWARR
12/03/2020 11:57:08 AM 2 pgs
Fees: $13.00 Taxes: $1,683.50

20201203-0140531

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Katherine F. Richardson 1145A Cahal Avenue Nashville TN 37206	New Owner	Tax Parcel ID No. 072-14-1E-001.00-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, **Brandon S. Almand, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Katherine F. Richardson, single woman**, ("Grantees"), her 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 1145A, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for The Element at 1145 Cahal Avenue, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20150424-0037064, in the Register's Office for Davidson County, Tennessee, and being shown on Plat attached thereto as Exhibit "B", to which reference is hereby made for a more complete description of the property.

Being the same property conveyed to Brandon S. Almand by Warranty deed from Michael Albert Titter, unmarried and Gina Lampe, unmarried of record in Instrument No. 20200518-0051399 Register's Office for Davidson County, Tennessee, dated May 15, 2020 and recorded on May 18, 2020.

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.

Taxes for the year 2021 and all years thereafter.

Subject to all matters shown on the Plan of record in Plat Book 4885, Page 11, Register's Office for Davidson County, Tennessee.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Declaration of Covenants, Conditions and Restrictions for The Element at 1145 Cahal Avenue, a Horizontal Property Regime with Private Elements with By-Laws appended thereto, of record in Instrument Number 20150424-0037064,.

Declaration of Easement and Maintenance Agreement of record in Instrument Number 20160203-0010682, in the Register's Office for Davidson County, Tennessee.

Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.

Subject to rights of others in and to the common areas and/or elements.

This is improved property located at 1145A Cahal Avenue Nashville, TN 37206.

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 2nd day of December, 2020.

Brandon S. Almand

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Brandon S. Almand, 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 2nd day of December, 2020.

Notary Public

My Commission Expires: _____

SHIRA KINGREY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 7, 2021