Karen Johnson Davidson County
Batch# 524790 DEEDWARR
12/04/2020 01:42:06 PM 3 pgs
Fees: $18.00 Taxes: $3,561.25
20201204-0141263

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $962,500.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 2nd day of December, 2020.

(Affix Seal) Notary Public

My Commission Expires:

J ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 6, 2022

2020-1583-1

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:

KATHLEEN HALE MCCLELLAN, ESQ.
HALE AND HALE, PLC
3020 STANSBERRY LANE, SUITE 100
FRANKLIN, TN 37069

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Michael Nowers and Meredith Nowers 702 Estes Road Nashville, TN 37215	NEW OWNER	Map/Parcel 116-04-0S-001.00

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, **Caroline Hale Berberich and Garrick M. Berberich**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do hereby transfer and convey unto **Michael Nowers and Meredith Nowers, husband and wife**, hereinafter called the GRANTEES, his/her/their/its heirs/successors and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE described as follows, to wit:

Land in Davidson County, Tennessee, being a portion of Lot No. 1 on the Plan of Montgomery Subdivision of record in Plat Book 5190, page 700, Register's Office for Davidson County, Tennessee.

Further to be known as Unit A of the 702 & 704 Estes Road Homes, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, as shown on Exhibit "C" in the Declaration of Covenants, Conditions and Restrictions for 702 & 704 Estes Road Homes, a Horizontal Property Regime with Private Elements pursuant to Tennessee Code Annotated Section 66-27-103(b) of record in Instrument Number 20180205-0011258, as amended in Instrument Number 20181031-0107787, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said unit. The easements, restrictive Covenants, conditions and regulations imposed upon and relating to the unit, property, co-owners and tenants of 702 & 704 Estes Road Homes, a Horizontal Property Regime contained in said Declaration, the plat filed at Exhibit "C" to said Declaration appearing in Instrument Number 20180205-0011258, as amended in Instrument Number 20181031-0107787, and Bylaws appended hereto as Exhibit "B", said Register's Office, are incorporated herein by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to Caroline Hale Berberich and Garrick M. Berberich, wife and husband, by Warranty Deed from Aspen Development, LLC, a Tennessee limited liability company, dated November 15, 2018, of record in Instrument Number 20181115-0112725, Register's Office for Davidson County, Tennessee

This conveyance is subject to the following: Metropolitan Nashville taxes for the year 2020 have been prorated as of this day and paid with subsequent taxes to be assumed by the Grantees herein, Metropolitan Nashville taxes for the year 2021 and subsequent years, a lien not yet due or payable, zoning, setback requirements and general utility, sewer, and drainage

easements of record, subdivision and/or condominium declarations, covenants, restrictions, and easements of record and other matters of record.

This is improved property known as 702 Estes Road, Nashville, TN 37215.

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, their heirs and assigns forever; and the GRANTORS, do covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and they do further covenant and bind themselves, their heirs and assigns, 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.

Effective the 2 day of December, 2020.

Caroline Hale Berberich

STATE OF TENNESSEE
COUNTY OF Williamson

On this 2 day of December, 2020, before me personally appeared Caroline Hale Berberich, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 2 day of December, 2020.

Notary Signature
My commission expires: 12-5-2020

KATHLEEN HALE MCCLELLAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 12-05-2020

[The remainder of this page is left blank intentionally.
Additional signature and notarial acknowledgement appears on the following page.]

Effective the 1st day of December, 2020.

Garrick Berberich

Garrick M. Berberich

STATE OF NORTH CAROLINA
COUNTY OF CRAVEN

On this 1 day of December, 2020, before me personally appeared Garrick M. Berberich, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 1 day of December, 2020.

Notary Signature
My commission expires: 03/21/2024

JAMES HINCKLEY
NOTARY
PUBLIC
CRAVEN COUNTY, NORTH CAROLINA