Karen Johnson Davidson County
Batch# 587595 DEEDWARR
03/09/2021 10:03:30 AM 3 pgs
Fees: $18.00 Taxes: $1,517.00
20210309-0030681

fill out

ADDRESS NEW OWNER: Matthew B. Kirsch
2316 Alteras Drive
Nashville, TN

SEND TAX BILL TO: First Community Mortgage, Inc.
262 Robert Rose Drive, Suite 200
Murfreesboro, TN 37129

MAP-PARCEL NOS. 173090A57800CO

Prepared by: Cindy S. Smith, P.C., Attorney at Law
P.O. Box 292004
Nashville, TN 37229-2004

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **Donald Fallgatter and Cassandra Fallgatter, husband and wife** (the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto **Matthew B. Kirsch, unmarried** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson County**, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 552 as shown on the plan of Section One, Phase Eight, Lenox Village, of record as Instrument No. 20060824-0104608 in the Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate legal description.

Being the same property conveyed to Donald Fallgatter from Regent Homes, LLC, a Tennessee limited liability company, by Warranty Deed recorded on July 3, 2007, in Instrument No. 20070703-0079412, Register's Office for Davidson County, Tennessee.

Said property is conveyed "AS-IS".

This is property with a common address of 2316 Alteras Drive, Nashville, TN 37211.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING:
(1) Property taxes for the current year and all subsequent years, taxes for the current year having been prorated and payment of same being assumed by the Grantee.(2) All matters as shown on the Plan of Section One, Phase Eight, Lenox Village of record in Instrument No. 20060824-0104608, Register's Office for Davidson County, Tennessee.(3) Master Deed establishing The Town Center Homes at Lenox Village Condominium of record in Instrument No. 20020315-0032825 and made applicable by Instrument No. 20021226-0158459 and by Instrument No. 20060321-0032382, Register's Office for Davidson County, Tennessee.(4) Declaration of Charter, Easements, Covenants and Restrictions for the Residential Neighborhood of Lenox Village record in Instrument No. 20020315-0032826, as made applicable by Supplemental Declaration of record in Instrument No. 20021226-0158458 and in Instrument No. 20060321-0032383, Register's Office for Davidson County, Tennessee.(5) Charter of Lenox Village Neighborhood Association, Inc. of record in Instrument No. 20010412-0045831, Register's Office for Davidson County, Tennessee.(6) Easement for sanitary sewers and/or storm drainage, water mains and appurtenance of record in Instrument No. 200011129-0130322, Register's Office for Davidson County, Tennessee.(7) Stormwater Detention Agreement of record in Instrument No. 20020628-0078164 and in Instrument No. 20051213-0149579, Register's Office for Davidson County, Tennessee.(8) Agreements for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Instrument No. 20010918-0100849, Instrument No. 20010981-0100850, Instrument No. 20010918-0100851 and Instrument No. 20010918-0100852, Register's Office for Davidson County, Tennessee.(9) Grant of Easement to Comcast of Nashville I, LLC of record in Instrument No. 20130626-0065783 (Sections One and Two), Register's Office for Davidson County, Tennessee.(10) Scrivener's Affidavit of record in Instrument No. 20070910-0108134, said Register's Office.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever. And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their heirs, representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 5th day of March 2021.

Donald Fallgatter

Cassandra Fallgatter

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Donald Fallgatter and Cassandra Fallgatter, husband and wife,** with whom I am personally acquainted, or who 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 office this 5th day of March 2021.

CINDY S. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 9, 2024

Notary Public
My Commission Expires:

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater for this transfer is $410,000.00.

Affiant

Subscribed and sworn before me this 5th day of March 2021.

Notary Public
My Commission Expires:

CINDY S. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 9, 2024

File No. 2102-044

AFFIDAVIT FOR RECORDING

I, Cindy S. Smith, 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 or the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Kimberly J. Thompson, a notary public for this county and state, Cindy S. Smith, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public
My Commission Expires: _____

KIMBERLY J. THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 2, 2022