PREPARED BY:
BANKERS TITLE & ESCROW CORP
5107 MARYLAND WAY, SUITE 115
BRENTWOOD, TN 37027

RETURNED TO:

THIS DOCUMENT PREPARED BY:
Heritage Title & Escrow Company, Inc.
123 5th Avenue North
Franklin, TN 37064
(615) 790-8116

File Number: 21-2881
Parcel ID: 142-04-0A-073-00

Karen Johnson Davidson County
Batch# 622061 DEEDWARR
04/26/2021 09:06:52 AM 2 pgs
Fees: $13.00 Taxes: $740.00

20210426-0054891

---Above This Line Reserved For Official Use Only---

Property Address:
210 Old Hickory Boulevard, Unit 73, Nashville, TN 37221

Warranty Deed

Send Tax Statements To:
Caleb Bryan Kobosh
210 Old Hickory Blvd., Unit 73
Nashville, TN 37221

Address of New Owner:
Caleb Bryan Kobosh
210 Old Hickory Blvd., Unit 73
Nashville, TN 37221

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, I, **PATRICIA C. MERCIER, an unmarried woman**, hereinafter referred to as "Grantors", have this day bargained and sold, and by these presents do hereby transfer and convey unto of **CALEB BRYAN KOBOSH and CASEY LOREN KOBOSH, husband and wife**, hereinafter referred to as "Grantee", the following lands and property, together with all improvements located thereon, lying in the **County of Davidson**, State of Tennessee, to-wit:

Land in Davidson County, Tennessee, being Unit No. 73, on the Plan of Belle Forest Condominium Apartments, a Horizontal Property Regime, of record in Plat Book 5200, Page 167, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to PATRICIA C. MERCIER by Deed dated October 22, 2019 from KIM ROSE, recorded November 5, 2019, in Instrument Number 20191105-0114042, in the Official Records of Davidson County, Tennessee.

This is improved property known as, 210 Old Hickory Boulevard, Unit 73, Nashville, TN 37221.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's heirs and assigns forever, with all appurtenances thereunto belonging.

AND I DO COVENANT with said Grantee, their heirs, and assigns, that I am lawfully seized and possessed of said property, that I have a good and lawful right to sell and convey the same, and that it is free from any lien or encumbrance whatsoever with the following exceptions:

1. 2021 Davidson County property taxes are a lien not yet due and payable.

2. All matters on the Plan of record in Plat Book 5200, page 167, Register's Office for Davidson County, Tennessee.

3. Right-of-way easement as contained in Book 5074, page 945, Register's Office for Davidson County, Tennessee.

4. Sanitary Sewer easement granted to Harpeth Valley Utilities District as contained in Instrument No. 20000915-0091869, Register's Office for Davidson County, Tennessee.

5. Charter for Homeowners Association of record in Book 6551, page 78, Register's Office for Davidson County, Tennessee.

6. Leasing Rules as contained in Instrument No. 20120125-0006973 and Instrument No. 201506180058446, Register's Office for Davidson County, Tennessee.

7. Master Deed as contained in Book 5438, page 699, Register's Office for Davidson County, Tennessee.

AND I DO FURTHER COVENANT and bind myself, my heirs and assigns, to warrant and defend the title hereto against lawful claims and demands of all persons whomsoever.

IN TESTIMONY WHEREOF, I have hereunto set my signature, this 23 day of April, 2021.

Patricia C. Mercier
PATRICIA C. MERCIER

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

PERSONALLY appeared before me, the undersigned, a Notary Public in and for said county and state, the within named PATRICIA C. MERCIER, with whom I am personally acquainted (or upon sufficient evidence provided) and who acknowledged that they, executed the within instrument for the purposes therein contained as their free act and deed.

WITNESS my hand and official seal this 23 day of April, 2021.

Stephanie A. Glenn STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public

My Commission Expires:
2-4-23

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I CERTIFY and do hereby swear or affirm that the actual consideration or value, whichever is greater for this transfer is the sum of $200,000.00.

Janice Collins
Affiant

SWORN TO and subscribed before me on this 23rd ~~day of~~ April, 2021.

Robin S. Edwards
Notary Public
My Commission Expires:
3/25/2023

ROBIN S. EDWARDS TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON