THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 210434293

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

Karen Johnson Davidson County
Batch# 649104 **DEEDWARR**
06/03/2021 01:16:31 PM 2 pgs
Fees: $13.00 Taxes: $4,717.50

20210603-0074709

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $1,275,000.00

Affiant

Subscribed and sworn to before me, this 1st day of June, 2021.

Notary Public
My Commission Expires:

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

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Nicholas Kleinhenz and McKenzie Erin Kleinhenz 1108 Biltmore Drive, Unit B Nashville TN 37204	New Owner	Tax Parcel ID No. 131-12-0R-002.00 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, **Jake W. Fischer and Theresa R. Fischer, Husband and Wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Nicholas Kleinhenz and McKenzie Erin Kleinhenz, husband and wife**, ("Grantees"), their 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 "B" on the plan of 1108 Biltmore Cottages, as shown on Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions of 1108 Biltmore Cottages, a Horizontal Property Regime with Private Elements of record in Instrument No. 20130307-0022900, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description thereof.

Being the same property conveyed to JAKE W. FISCHER and THERESA R. FISCHER, HUSBAND AND WIFE, by deed from GALA LLC, A TENNESSEE LIMITED LIABILITY COMPANY, of record in Instrument No. 20140822-0076660, dated August 18, 2014, corrected by Affidavit of record in Instrument No. 20141015-0095170, said Register's Office.

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.

General or special taxes and assessments required to be paid in the year 2021 and subsequent years for Map-Par. 131-12-0R-002.00 CO.

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Instrument No. 20130307-0022900, said Register's Office.

Matters shown on the Plan of record in Plat Book 1130, page 103, said Register's Office.

This is improved property located at 1108 Biltmore Drive, Unit B Nashville TN 37204

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

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 1st day of June, 2021.

Jake W. Fischer

Theresa R. Fischer

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Jake W. Fischer and Theresa R. Fischer, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 1st day of June, 2021.

Notary Public

My Commission Expires: _____

ABBY BENSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

MY COMMISSION EXPIRES
DECEMBER 15, 2021