THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 210635682** Karen Johnson Davidson County Batch# 676814 DEEDWARR 07/14/2021 01:39:30 PM 3 pgs Fees: $18.00 Taxes: $1,406.00 20210714-0094760	STATE OF TENNESSEE) COUNTY OF ~~DAVIDSON~~ Sumner) The actual consideration or value, whichever is greater, for this transfer is: $380,000.00. Jennifer Russell Affiant Subscribed and sworn to before me, this 12th day of July, 2021. Notary Public My Commission Expires: 10/21/2024 KRISTEN M. TRAINI Notary Public At Large SUMNER COUNTY, TENN.

WARRANTY DEED

Address New Owner: Lucas Thibodeau 1325 5th Avenue North Unit 14 Nashville TN 37208	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 082-09-0W-014.00 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, **Heather M. Hemmeger and Alexander Fredrick Dobbert, Wife and Husband** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Lucas Thibodeau, and unmarried man**, ("Grantee"), his 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 No. 14 on the Horizontal Property Regime for Germantown Commons, a Condominium, established in the Declaration of record in Instrument Number 20131029-0112391, as corrected by Scrivener' s Affidavit of record in Instrument Number 20140117-0005032, and amended in Instrument Number 20141003-0092050, Register' s Office for Davidson County, Tennessee, all to which reference is hereby made for a more particular description of said units, together with the undivided percentage interest in the common elements as set forth on Exhibit "E to the aforementioned Declaration as to each unit.

Being the same property conveyed to HEATHER M. HEMMEGER and ALEXANDER FREDRICK DOBBERT, WIFE AND HUSBAND, by deed from PEGGY D. MATHES, ADMINISTRATOR OF THE ESTATE OF SUZANNE GLASGOW, of record in Instrument No. 20190603-0052567 , dated May 27, 2019 , 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. 082-09-0W-014.00 CO.

Right-of-Way Easement of record in Instrument No. 20130906-0094197, Instrument No. 20130906-0094199, Instrument No. 20130906-0094198 and Instrument No. 20130906-0094200, said Register's Office.

Master Deed of record in Instrument No. 20131029-0112391, corrected by Affidavit of record in Instrument No. 20140117-0005032 and amended in Instrument No. 20141003-0092050, said Register's Office.

Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument No. 20130412-0036630, said Register's Office.

Agreement for Dedication of Easement for the Purpose of Public Street Right of Way of record in Instrument No. 20130906-0094197, Instrument No. 20130906-0094198, Instrument No. 20130906-0094199 and Instrument No. 20130906-0094200, said Register's Office.

This is improved property located at 1325 5th Avenue North Unit 14 Nashville TN 37208

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 12th day of July, 2021.

Heather M. Hemmeger

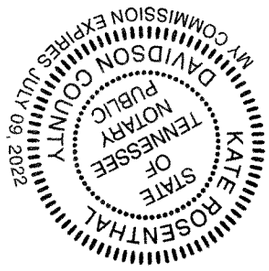
Alexander Fredrick Dobbert

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Heather M. Hemmeger and Alexander Fredrick Dobbert, 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 12th day of July, 2021.

Notary Public



My Commission Expires: _____

Tennessee Certification of Electronic Document

I, Jennifer Russell do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 7/12/2021 (date of document).

Jennifer Russell
Affiant Signature

7/12/2021
Date

State of TN

County of Sumner

Sworn to and subscribed before me this 12th day of July, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 10-21-2024

NOTARY'S SEAL

KRISTEN M. TRAINI
Notary Public At Large
SUMNER COUNTY, TENN.