THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 220139177** Karen Johnson Davidson County Batch# 805434 **DEEDWARR** 02/15/2022 10:59:35 AM 2 pgs Fees: $13.00 Taxes: $2,911.90 20220215-0017389	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $787,000.00. Affiant Subscribed and sworn to before me, this 14th day of February, 2022. Notary Public My Commission Expires: RYAN DIECK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES MAY 7, 2024

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Nathan R. Lipe 506B Buchanan Street Nashville TN 37208	New Owner	Tax Parcel ID No. 081 08 2M 002.00

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, **Chris Totin, married and Alexis Totin, unmarried** ("Grantor"), have this day bargained and sold, and do hereby transfer and convey to **Nathan R. Lipe, Single Man**, ("Grantees"), his successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit B of Buchanan Street Villas, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing Buchanan Street Villas, a Horizontal Property Regime, of record in Instrument No. 20140723-0065214, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "A" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed to Chris Totin and Alexis Totin, by Warranty Deed from Harold G. Johnson, Jr., of record in Instrument No. 20150331-0027499, in the Register's Office of Davidson County, Tennessee, dated March 20, 2015 and recorded on March 31, 2015.

Subject property was not a primary, marital residence for either Grantor.

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.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20140723-0065214.

Rights of others in and to any party walls located on the subject property.

This is improved property located at 506B Buchanan Street 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 14th day of February, 2022.

Chris Totin

Alexis Totin

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Chris Totin and Alexis Totin, 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 14th day of February, 2022.

Notary Public
My Commission Expires:

