WARRANTY DEED

Karen Johnson Davidson County
Batch# 839800 **DEEDWARR**
04/14/2022 11:04:13 AM 2 pgs
Fees: $13.00 Taxes: $1,455.95

20220414-0043412

File #22-DM-1704-V

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $393,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF April, 2022.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

RYAN DIECK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 7, 2024

THIS INSTRUMENT WAS PREPARED BY
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Brian Mitchell and Kimberly Mitchell	New Owner	
(NAME)	(NAME)	**104 08 0M 205.00**
1704 18th Ave S		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **CAROLINE A. NEBHAN, UNMARRIED WOMAN, AND DONALD J. NEBHAN, UNMARRIED MAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **BRIAN MITCHELL AND KIMBERLY MITCHELL, HUSBAND AND WIFE** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, Being Unit 205, The Glen Condominiums, as established under Master Deed of Record in Instrument No. 20070904-0105726, amended in Instrument Nos. 20080805-0080551; 20081029-0108159; 20081112-0111695; 20081124-0115172 and 20090224-0016363, in the Register's Office, Davidson County, Tennessee, to which Master Deed reference is hereby made for a more particular description of said unit, together with an undivided interest in the Common Elements as shown on said Master Deed.

Being part of the same property conveyed to Caroline A. Nebhan, Unmarried, and Donald J. Nebhan, Unmarried, As Tenants in Common with Rights of Survivorship, by Warranty Deed from The Nashville Glen, LLC, A Tennessee Limited Liability Company, of record in Instrument No. 20090511-0043251, in the Register's Office of Davidson County, Tennessee, dated May 06, 2009 and recorded on May 11, 2009.

This conveyance is subject to:
*Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of O.B. Hayes Plan, as recorded in Plat Book 21, Page(s) 87.
*Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing The Glen Condominiums of record in Instrument No. 20070904-0105726, as amended by instrument(s) of record in Instrument Nos. 20080805-0080551; 20081029-0108159; 20081112-0111695; 20081124-0115172 and 20090224-0016363; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.
*Easement for Right of Way, recorded in Book 4660, Pages 146, 147 and 148.
*Easement for Sanitary Sewers and/or Storm Drainage Water Mains, Pumps and Appurtenances , recorded in Instrument No. 20070820-0099189.

*Easement recorded in Instrument No. 20090721-0068095.
*Inspection and Maintenance Agreement for Private Stormwater Management Facilities as set forth in instrument recorded in Instrument No. 20070820-0099330.
*All matters shown on a survey prepared by Initial Point Land Surveying, Inc., TN RLS No. 2315, dated October 13, 2006.
*Any easements that may have been retained with the closure of Alley No. 422 by Ordinance No. 80-292.
*Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **1704 18th Avenue South, Nashville, TN 37212**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this the 12th day of April, 2022.

Caroline A. Nebhan

Donald J. Nebhan by Caroline A. Nebhan his attorney in fact

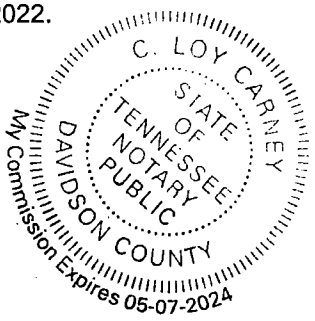
Donald J. Nebhan by Caroline A. Nebhan, his Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 12th day of April, 2022, before me personally appeared Caroline A. Nebhan, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 12th day of April, 2022.

Notary Signature
My commission expires:



STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 12th day of April, 2022, before me personally appeared Caroline A. Nebhan, with whom I am personally acquainted, and who acknowledged she executed the within instrument for the purposes therein, and who further acknowledged that she is the attorney-in-fact for Donald J. Nebhan, the maker of a Specific Power of Attorney dated April 7 2022, and placed of record in Instrument No 20220414-0093411 in the Register's Office for Davidson County, Tennessee.

Witness my hand, at office, this 12th day of April, 2022.

Notary Signature
My commission expires:

