Karen Johnson Davidson County
Batch# 846329 DEEDWARR
04/27/2022 11:52:10 AM 2 pgs
Fees: $13.00 Taxes: $5,180.00
20220427-0048611

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

CRT File No. 220440550

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is: $1,400,000.00.

Affiant

Subscribed and sworn to before me, this 22nd day of April, 2022.

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-09-2024

Notary Public
My Commission Expires: 07/09/24

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Adam J. Blandin and Kristen L. Granger 1902 Kimbark Drive Nashville TN 37215	New Owner	Tax Parcel ID No. 131 03 1U 001.00

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, **Caroline Watnick and Daniel Fabbri, wife and husband** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Adam J. Blandin and Kristen L. Granger, husband and wife,** ("Grantees"), its 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 A of 1904 A and B Kimbark, a Horizontal Property regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for 1904 A and B Kimbark, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20150513-0043894, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The Easements, Restrictive Covenants, Conditions and Regulations imposed upon and relating to the Units, Property, Co-Owners and Tenants of 1904 A and B Kimbark, a Horizontal Property Regime with Private Elements, contained in said declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20150513-0043894, and Bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being the same property conveyed to Caroline Watnick and Daniel Fabbri, husband and wife, by Warranty Deed from Shackleford Partners, GP, of record in Instrument No. 20170202-0011154, in the Register's Office of Davidson County, Tennessee, dated February 01, 2017 and recorded on February 02, 2017.

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.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Colonial Heights, as recorded in Plat Book 1130, Page(s) 102.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20150513-0043894.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: MJ-P-22-HAR

This is improved property located at 1902 Kimbark Drive Nashville TN 37215

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 22nd day of April, 2022.

Caroline Watnick

Daniel Fabbri

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Caroline Watnick and Daniel Fabbri, 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 22nd day of April, 2022.

Notary Public

My Commission Expires: _____

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