Karen Johnson Davidson County
Batch# 920722 DEEDWARR
09/23/2022 10:26:01 AM 2 pgs
Fees: $13.00 Taxes: $888.00
20220923-0105765

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 220942378**	STATE OF TENNESSE COUNTY OF DAVIDS The actual consideration for this transfer is: $240,000.00. Affiant Subscribed and sworn to before me, this 22nd day of September, 2022. Notary Public My Commission Expires:

MACKENZIE BALTZ
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires Nov. 3, 2025

WARRANTY DEED

Address New Owner: Craig Harris 2197 Nolensville Pike #201 Nashville TN 37211	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 105 16 0B 201.00

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, **Kyle Kragenbrink, single man,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Craig Harris , unmarried man,** ("Grantees"), his, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Being a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 201, Building No. B1, as specified on the Plat shown in the Declaration of Covenants, Conditions and Restrictions, on the Plan of Park at Melrose Heights, a Condominium Development, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by the Declaration of Covenants, Conditions and Restrictions for Park at Melrose Heights, a Condominium Development, of record under Instrument No. 20140903-0080570 as amended in Instrument Nos. 20150211-0012545; 20150223-0015231 and Assignment of Declarant's Rights recorded in Instrument No. 20151019-0106253, further amended in Instrument No. 20160524-0051837,Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Declaration of Covenants, Conditions and Restrictions. Reference is hereby made to the plan of Park at Melrose Heights, a Condominium Development, for placement of Units, as shown on Exhibit "D" to the Declarations of record under Instrument No. 20140903-0080570 as amended in Instrument Nos. 20150211-0012545; 20150223-0015231 and Assignment of Declarant's Rights recorded in Instrument No. 20151019-0106253, further amended in Instrument No. 20160524-0051837, said Register's Office, for a more complete identification and description of such Unit.

Being the same property conveyed to Kyle Kragenbrink, single man, by Warranty Deed from Park at Melrose Heights, LLC, a Tennessee limited liability company, of record in Instrument No. 20140929-0089127, in the Register's Office of Davidson County, Tennessee, dated September 26, 2014, and recorded on September 29, 2014.

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.

Taxes and assessment s for the year 2022 and subsequent years, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of John H. Canaday's Subdivision of West Lawn, as recorded in Plat Book 332, Page(s) 90.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20140903-0080570 as amended in Instrument Nos. 20150211-0012545; 20150223-0015231 and Assignment of Declarant's Rights recorded in Instrument No. 20151019-0106253, further amended in Instrument No. 20160524-0051837.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20111209-0096389 and Supplementary Declaration recorded in Instrument No. 20130904-0093227.

Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 4251, Page 953.

Easement for Sanitary Sewers and/or Storm Drainage Water Mains, Pumps and Appurtenances, recorded in Instrument No. 20081103-0108990.

Easement for Grant of Utility Line, recorded in Instrument No. 20131219-0128193.

Easement for Broadband Communications Services, recorded in Instrument No. 20150126-0007090 and Instrument No. 20180309-0022562.

Inspection and Maintenance Agreement for Private Stormwater Management Facilities as set forth in instrument recorded in Instrument No. 20081103-0108951.

Application to Combine Parcels of recorded in Instrument No. 20080508-0047907.

Easements retained by Metro Government pursuant to an alley closure, of record as Bill No. 087-22 in the Metro Clerk's Office, closing Alley No. 1833 East of Canady Avenue.

This is improved property located at 2197 Nolensville Pike #201 Nashville TN 37211

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 September, 2022.

Kyle Kragenbrink

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Kyle Kragenbrink, 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 September, 2022.

Notary Public
My Commission Expires: _____

NATHAN L POWERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires
December 8, 2024