BILL GARRETT, Davidson County
Trans:T20160073635 DEEDWARR
Recvd: 08/23/16 15:55 3 pgs
Fees:18.00 Taxes:1098.90
20160823-0088296

# Warranty Deed

| | |
|---|---|
|  | STATE OF TENNESSEE<br>COUNTY OF DAVIDSON<br><br>The actual consideration or value, whichever is greater, for this transfer is $299,000.00<br><br>Affiant<br><br>Subscribed and sworn to before me, this the 19th day of August, 2016.<br><br>Notary Public<br><br>My commission expires: 7-3-17 |

**THIS INSTRUMENT WAS PREPARED BY**
**WAGON WHEEL TITLE**
**202 SOUTH 11TH STREET**
**NASHVILLE, TN 37206**
**615.650.5100**

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map/Parcel Numbers: |
|---|---|---|
| Laura Deutsch<br>David Deutsch | | |
| 4225 Harding Pike #609 | New Owners | 103-16-0C-609.00-CO |
| Nashville, TN 37205 | | |

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **MICHAEL JAMES AND AMY KAUFMAN, HUSBAND AND WIFE,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **LAURA DEUTSCH AND DAVID DEUTSCH, WIFE AND HUSBAND,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being a certain condominium apartment in Davidson County, Tennessee, being Unit No. 609 on the Plan of Wellington Arms, a Condominium Development of record in Plat Book 5200, Page 316, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Michael James and Amy Kaufman, husband and wife by Warranty deed from Ira S. Campbell and Kathryn H. Campbell, husband and wife of record in Instrument No. 20131127-0121914 Register's Office for Davidson County, Tennessee, dated November 22, 2013 and recorded on November 27, 2013.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 4225 Harding Pike #609, Nashville, TN 37205.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 19th day of August, 2016.

Michael James

Amy Kaufman by Michael James her attorney-in-fact
her attorney-in-fact

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Michael James, individually and as attorney in fact Amy Kaufman, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 18th day of August, 2016.

_____
Notary Public

My Commission Expires:

SEE ATTACHED CERTIFICATE

CALIFORNIA-ALL PURPOSE ACKNOWLEDGMENT CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of **Marin**

On August 18th 2016 *Date* before me, **Frank P. Tabacca, Notary Public** *Here Insert Name and Title of the Officer*

personally appeared **Michael James** *Name(s) of Signer(s)*

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

FRANK P. TABACCA
Commission # 2079466
Notary Public - California
Marin County
My Comm. Expires Sep 21, 2018

Signature _____ *Signature of Notary Public*

*Place Notary Seal Above*

OPTIONAL

*Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.*

Description of Attached Title or Type of Document: WARRANTY DEED wire instructions Document Date: _____
Number of Pages: _____
Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's **Name**: _____
--! Corporate Officer – Title(s): _____
iJ Partner – O Limited D General
LJ Individual D Attorney in Fact
fl Trustee []Guardian or Conservator
CJ Other: _____
Signer Is Representing: _____

Signer's **Name**: _____
CJ Corporate Officer – Title(s): _____
O Partner – O Limited LJ General
D Individual O Attorney in Fact
[J Trustee D Guardian or Conservator
O Other: _____
Signer Is Representing: _____

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