Bill Garrett Davidson County
Batch# 16066 DEEDWARR
10/20/2017 10:49:30 AM 2 pgs
Fees: $13.00 Taxes: $333.00
20171020-0107583

This instrument prepared by & return to: Providence Title, LLC
25 Century Blvd, Suite 402
Nashville, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 19th day of October, 2017, by and between Jules E Daugherty, party of the first part, and Chance J Daugherty* and John Kutsko, A married man *an unmarried man party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

Land in Davidson County, Tennessee, being Unit No. K-3 on the plan of Canterbury Hall Condominium Apartments of record in Book 5200, Page 159, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete description thereof.

Being all or part of the same property conveyed to Jules E. Daugherty by virtue of that certain Warranty Deed dated August 15, 2012, and being of record at Instrument No. 20120817-0073860 in the Register's Office of Davidson County, Tennessee.

Seller warrants that this property has not been used as his primary residence and has been used for investment purposes only.

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, except for year 2017 Davidson County real property taxes, being a lien due and payable but not yet delinquent and restrictions of record at Plat Book 5200, Page 159, Book 5440, Page 255, and Book 5441, Page 819 in said Register's Office, Tennessee; 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.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Jules E Daugherty by Memorie White Attorney in Fact
Jules E Daugherty, by Memorie White, Attorney In Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Venikka Cunningham a Notary Public, in and for said State and County, Memorie White, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument as Attorney-in-Fact in behalf of Jules E Daugherty and acknowledged that he executed the same as the free act and deed of the said Jules E Daugherty.

WITNESS my hand and official seal at office this 19th day of October, 2017.

Notary Public

My Commission Expires: 9.25.19

VENIKKIA CUNNINGHAM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 9-25-2019

Property Owner & Address: Chance J Daugherty and John Kutsko

Tax Parcel No 133110A06100CO

Property Address: 500 Paragon Mills Rd. Apt k-3
Nashville, TN 37211

MAIL TAX
BILLS TO: Owner at property address

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $90,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Chance J Daugherty
AFFIANT

SUBSCRIBED AND SWORN TO before me this 19th day of October, 2017.

Notary Public

My Commission Expires: 9-25-19

VENIKKIA CUNNIGHAM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 9-25-2019

Certificate of Authenticity

I, Ashlee D Page, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Ashlee D Page
Signature

State of Tennessee
County of Davidson

Personally appeared before me, Venikkia Cunningham a notary public for this county and state, Ashlee D. Page who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 9/25/19

VENIKKIA CUNNIGHAM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 9-25-2019