WARRANTY DEED

Bill Garrett Davidson County
Batch# 65007 DEEDWARR
03/05/2018 10:30:35 AM 2 pgs
Fees: $13.00 Taxes: $1,998.00
20180305-0020377

AMANDA VAUGHN State of Tennessee Notary Public DAVIDSON COUNTY

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $540,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of ~~February~~ March 2018

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Justin P. Gavin	Waterstone Mortgage Corporation	081 08 2E 002.00
(NAME)	(NAME)	
1822 B 6th Ave. N.	N25 W23255 Paul Road	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208	Pewaukee, WI 53072	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **Sarah Ann Ortkiese,** an unmarried woman, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Justin P. Gavin, an unmarried man,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit B, 1822 6TH AVENUE NORTH TOWNHOMES, as shown on plat of record in Exhibit "B" of Instrument No. 20131101-0113379, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Sarah Ann Ortkiese, an unmarried woman, by Warranty Deed from David Shaub and Tony Ross and wife Janet Ross, dated June 20, 2014, of record in Instrument No. 20140623-0054465, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 2018, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the plat of record in Instrument No. 20131101-0113379; Restrictive covenant for detached structure of record in Instrument No. 20140509-0040001; Restrictions and By-Laws of record in Instrument No. 20131101-0113379, all of record in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 1822 B 6th Ave. N., Nashville, TN 37208
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 this 28th day of February, 2018.

Sarah Ann Ortkiese

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Sarah Ann Ortkiese, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and official seal at Franklin, Tennessee, this 28th day of February, 2018.

Notary Public
My Commission Expires: 6/12/21

File No.: 27037

