Bill Garrett Davidson County
Batch# 86340 **DEEDWARR**
04/30/2018 02:26:22 PM 2 pgs
Fees: $13.00 Taxes: $1,683.50

20180430-0040544

WARRANTY DEED

2018-1086

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $455,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 19th day of April, 2018.

Notary Public

(Affix Seal)
My Commission Expires: 6-30-2019

April G. Nichols State of Tennessee Notary Public Williamson County

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
ANCHOR TITLE, LLC
6970 Moores Lane,
Brentwood, TN 37027

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Russell T. Einstein 713 A South 11th Street Nashville, TN 37206	United Wholesale Mortgage, 1414 East Maple Road Troy MI 48083	094.01-0E-001.00 CO

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **David Malka**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Russell T. Einstein, a single man**, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

The land with all the buildings and improvements thereon, said premises being further described as follows:

Being Unit No. 713A on the Plan of 713 South 11th Street Townhouses, a Horizontal Property Regime With Private Elements of record in Exhibit "B" of the Master Deed at Instrument 20151109-0113713, as amended in Instrument No. 20160414-0035629, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property. This is not a PUD nor is it subject to HOA Dues.

Being the same property conveyed to David Malka, a single man, from Regal Homes Co. by Warranty Deed dated May 9, 2016 and recorded May 12, 2016 in Instrument No. 20605120047615, Register's Office for Davidson County, Tennessee.

( ) **unimproved**
This is (X) improved property know as 713A South 11th Street, Nashville, TN 37206.

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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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 GRANTEE, 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 my/our hand(s) this 19th day of April, 2018

David Malka

State of Tennessee
County of Williamson

Personally appeared before me, _____ a Notary Public in and for said County and State, the within named David Malka, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 19th day of April, 2018.

+ See the attached CA Acknowledgment

Notary Public,
My Commission Expires:

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 Los Angeles)

On 04/19/18 (Date) before me, Somalia Goldsby, Notary Public (Here Insert Name and Title of the Officer)

personally appeared David Lipow Malka (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.

Signature _____ (Seal)
(Signature of Notary Public)

SOMALIA GOLDSBY
COMM. 2187034
NOTARY PUBLIC CALIFORNIA
Los Angeles County
My Comm. Expires Mar. 18, 2021