RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: TW180587

Bill Garrett Davidson County
Batch# 107673 DEEDWARR
06/25/2018 08:22:10 AM 2 pgs
Fees: $13.00 Taxes: $1,305.73

20180625-0060701

WARRANTY DEED

JILL RODRIGUEZ
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, ~~FOR THIS TRANSFER~~ IS $352,900.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th day of June, 2018.

NOTARY PUBLIC

My commission expires: 10-11-21

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Patrick Wright 1013B Spain Avenue Nashville, TN 37216	New owner	072 10 OP 002.00

FOR AND IN CONSIDERATION of the sum of Three Hundred Fifty Two Thousand Nine Hundred and 00/100 Dollars ($352,900.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **LESLIE ALLISON KANIS, AN UNMARRIED WOMAN**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **PATRICK WRIGHT**, hereinafter called the Grantee(s), his heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. 2 on the Plan of Spain Avenue Commons, a Horizontal Property Regime with Private Elements of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restrictions at Instrument No. 20150810-0079786, Register's Office for Davidson County, Tennessee to which plat reference is hereby made for a more complete description of said property.

Being that same property conveyed to Leslie Alison Kanis by Quit Claim Deed from 1013 Spain, LLC, a Wyoming Limited Liability Company, dated February 22, 2018 and recorded at Instrument No. 20180222-0017086, Register's Office for Davidson County, Tennessee. Previously conveyed to 1013 Spain, LLC, a Wyoming Limited Liability Company by Quit Claim Deed from David Lawver, a single man, dated March 6, 2017 and recorded at Instrument No. 20170309-0023593, said Register's Office. Previously conveyed to David Lawver by Warranty Deed from 1013 Spain Avenue, LLC, a Tennessee Limited Liability Company, dated September 26, 2016 and recorded at Instrument NO. 20160929-0102933, said Register's Office.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), his heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that she is lawfully seized and possessed of said real estate; that she have a good right to convey the same; and that it is unencumbered except by lien of the 2018 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenants and binds herself, her heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), his heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 20th day of June, 2018.

LESLIE ALLISON KANIS

Attached hereto and

Made a part hereof Warranty deed

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 Santa Clara

Subscribed and sworn to (or affirmed) before me on this 20 **day of** June **, 20** 18,

by Leslie Allison Kanis

Proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

MARGARITA GUTIERREZ
COMM. # 2228348
NOTARY PUBLIC • CALIFORNIA
SANTA CLARA COUNTY
Comm. Exp. JAN. 8, 2022

(Seal)

Signature _____