THIS INSTRUMENT WAS PREPARED BY ~~and PLEASE RETURN TO~~:

W. AARON FORTNER, PLLC
810 CRESCENT CENTRE DRIVE, SUITE 110
FRANKLIN, TENNESSEE 37067

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: G-VRES-18-207

Bill Garrett Davidson County
Batch# 117598 **DEEDWARR**
07/17/2018 03:27:28 PM 2 pgs
Fees: $13.00 Taxes: $1,461.50

20180717-0069623

WARRANTY DEED

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Stephany Duda 207 Mason Ave. #301 Nashville, TN 37203	New Owner	104-02-3H-005.00 CO

For and in consideration of the sum of Ten Dollars, cash paid in hand paid by the hereinafter named Grantee, and for other good and valuable consideration, the receipt of which is hereby acknowledged, we, **JOSHUA MICHAEL CHRISTIAN GIANITSIS, an unmarried man, and TAYLOR KINCAID ODLE, an unmarried man**, hereinafter called the Grantors, have bargained and sold, and by these presents do hereby transfer and convey unto **STEPHANY DUDA,** unmarried, hereinafter called the Grantee, her heirs and assigns, the following described Real Property in **Davidson County**, State of Tennessee, described as follows, to wit:

A condominium apartment located in Davidson County, Tennessee, being Unit No. 5, Longview Place Condominium, a Horizontal Property Regime, as depicted on Exhibit D of Master Deed of record in Instrument No. 20081231-0123773, of record in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Joshua Michael Christian Gianitsis, an unmarried man and Taylor Kincaid Odle, an unmarried man, by Warranty Deed from Elizabeth L. Brandy Root, a married person, of record on July 8, 2016, at Instrument No. 20160708-0069948, Davidson County Register of Deeds.

This property is commonly known as **207 Mason Ave. #301, Nashville, TN 37203**.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, Drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations, and easements of record, (4) any building restrictions, (5) any unrecorded easements, or those imposed by operation of law, and (6) all other matters of public record.

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, forever. GRANTOR covenants with said GRANTEE 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 set out herein. We do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its successors 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 our hands this 13 day of **July, 2018**:

Joshua Michael Christian Grantors Taylor Kincaid Odle

Joshua Michael Christian Gianitsis **Taylor Kincaid Odle**

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **JOSHUA MICHAEL CHRISTIAN GIANITSIS and TAYLOR KINCAID ODLE**, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that such person or persons executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 13 day of July, 2018.

Notary Public

My Commission Expires: 5/31/22

N. AARON FORTNER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $395,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 13th DAY OF JULY, 2018:

Notary Public

My Commission Expires: 8/20/19

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019