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Prepared by:

Steltemeier and Westbrook, PLLC
3326 Aspen Grove Drive, Suite 604
Franklin, Tennessee 37067

Bill Garrett Davidson County
Batch# 127983 DEEDWARR
08/13/2018 10:36:01 AM 2 pgs
Fees: $13.00 Taxes: $1,376.40

20180813-0079531

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $372,000.00.

Affiant

Subscribed and sworn to before me this 7th day of August, 2018.

Notary Public
My Commission Expires: 3/3/19

KIMBRA SPANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

18-0348

Address of New Owner:	Send Tax Bills to:	Tax Information:
Gina Ramai Harrell	U.S. Bank, N.A.	
710 Buchanan Street, Unit 2	4801 Frederica Street	081-08-4B-002.00-CO
Nashville, TN 37208	Owensboro, KY 42301	

WARRANTY DEED

For and in 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, we

Kristen Lawatsch, married

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Gina Ramai Harrell, a single woman

hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

Land in Davidson County, Tennessee, being Unit 2, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for Salemtown Cottages of record as Instrument No. 20130930-0102050 and amended in Instrument No. 20140509-0040031, also Instrument No. 20170505-0044780 and being shown on Plat attached thereto as Exhibit "C", in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Kristen Lawatsch, an unmarried woman by Warranty deed from HR Properties of Tennessee, a general partnership of record

in Instrument No. 20151228-0130064 Register's Office for Davidson County, Tennessee, dated December 22, 2015 and recorded on December 28, 2015. Kristen Lawatsch having since married Samer Kamal.

Samer Kamal, husband of Kristen Lawatsch, joins in the execution of this instrument to convey his marital interest, if any, in subject property.

This conveyance is subject to any and all restrictions and easements of record.

This is improved property located at **710 Buchanan Street, Unit 2, Nashville, TN 37208.**

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 our hands this 4 day of August, 2018.

Kristen Lawatsch **Samer Kamal**

STATE OF California

COUNTY OF Santa Clara

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named **Kristen Lawatsch, and Samer Kamal**, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that the within instrument was executed for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 4th day of August, 2018.

Notary Public

My Commission Expires: 09/09/2019

FEILI MA
COMM. #2213441
Notary Public - California
Santa Clara County
My Comm. Expires Sep. 9, 2021

NRO1 NRO1