This instrument prepared by:
Tennessee Nations Title Agency, Inc.
404 BNA Drive, Suite 307
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

Karen Y Johnson Davidson County
Batch# 143385 DEEDWARR
09/20/2018 12:32:30 PM 3 pgs
Fees: $18.00 Taxes: $1,406.00
20180920-0093315

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater for this transfer is: $ 380,000.00

Affiant Signature

Subscribed and sworn to before me on this the 18th day of September, 2018

Notary Public

My Commission expires 12/22/21

DEBORAH A. RAND
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

NAME AND ADDRESS OF PROPERTY OWNER:
Thomas Maxwell Molteni
Kimberly Sansing Molteni
343 Sylvan Park Ln.
Nashville, TN 37209-4972
SEND TAX BILLS TO:
Renasant Bank
2001 Park Place North, Suite 150
Birmingham, AL 35203
MAP AND PARCEL NUMBER: Tax ID #: 104 010 F0130000

WARRANTY DEED

18NT00488

Effective the 18th day of September, 2018 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

CHRISTOPHER RATHERMEL, A MARRIED PERSON

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

KIMBERLY SANSING MOLTENI AND THOMAS MAXWELL MOLTENI, WIFE AND HUSBAND

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in **DAVIDSON COUNTY**, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, Being Unit 13, West End Station Condominiums, as Established under Master Deed of Record, in Instrument No. 20070712-0083315, amended at Instrument Nos. 20071220-0146057 , 20080919-0095641, 20081029-0108160 and 20090825-0080074, in the Register's Office, Davidson County, Tennessee, To which Master Deed reference is hereby made for a more particular description of said Unit.

Subject to all easements, reservations, covenants, conditions, agreements of record if any.

Being the same property conveyed to Christopher Rathermel, a married person, by Warranty Deed from Gregory R. Reinhardt and wife Lourdes O. Reinhardt,, dated 8/26/2013 and recorded 9/9/2013 in Document 20130909-0094775, Register's Office for Davidson County, Tennessee.

This is an improved property commonly known as 343 Sylvan Park Ln, Nashville, TN 37209

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. We do covenant with 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, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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 the 18th day of September, 2018.

Christopher Rathermel

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, Christopher Rathermel, the within named bargainer with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that such person executed the within instrument for the purposes therein contained. Witness my hand and official seal at office, this the 18th day of September, 2018.

Notary Public

My commission expires: 7/9/22

GRANT B. STOCKTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 06-27-2020

201809200093315

True Copy Certification

I, Dakotah Harvey, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Dakotah Harvey
Signature

State of Tennessee

County of Sumner

Personally appeared before me, JANET ADAMS, a notary public for this county and state, [DAKOTAH HARVEY] who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: _____
Notary' Seal (if on paper)

JANET L. ADAMS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 12-28-2018