Karen Y Johnson Davidson County
Batch# 150551 DEEDWARR
10/10/2018 03:05:30 PM 3 pgs
Fees: $18.00 Taxes: $691.90
20181010-0100614

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd, Ste 203A
Nashville, TN 37215

CRT File No. 180817604

LEWIS BRONER MCCOY STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $187,000.00.

Affiant

Subscribed and sworn to before me, this5th day of October, 2018.

Notary Public
My Commission Expires: 9/27/22

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Kristopher Elias Kawalski 408 Summit Ridge Place Nashville TN 37215	New Owner same	Tax Parcel ID No. 131-05-0B-408.00CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Bonita Ann Pilon and Richard Harold Smith and Jennifer Pilon Smith, as joint tenants with right of survivorship**("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Kristopher Elias Kawalski**, **an unmarried man**("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit 408, FOUR SEASONS CONDOMINIUM, as shown of record in Exhibit "D" of Book 6481, Page 349, in the Register's Office, Davidson County, Tennessee, to which reference is hereby made for a more particular description of said property.

Being the same property conveyed to Bonita Ann Pilon, Richard Harold Smith, and Jennifer Pilon Smith, as joint tenants with rights of survivorship by Warranty Deed from Joshua James Floyd, and wife, Elizabeth D. Floyd, recorded on the 15th day of August, 2016 in Instrument No. 20160815-0085006, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2018 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Charter of Homeowners Association recorded in Book 4512, Page 162; Book 6855, Page 917 and Book 8176, Page 697

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing FOUR SEASONS CONDOMINIUM of record in Book 6841, Page 349, as amended by instrument(s) of record in Book 6847, Page 122; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.

Easement for Ingress/Egress, recorded in Book 6869, Page 157; Book 6870, Page 966; Book 6869, Page 162 and Book 7776, Page 889.

Easement for Phones Lines, recorded in Instrument No. 20010912-0099679.

Easement for Broadband Communications, recorded in Instrument No. 20120521-0043888.

Easement for Sewer, recorded in Book 5271, Page 430.

This is improved property located at 408 Summit Ridge Place Nashville TN 37215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 5th day of October, 2018.

bonita ann pilon
by kate rosenthal attorney in fact

Bonita Ann Pilon
By: Kate Rosenthal, Attorney in Fact

Richard harold smith
by kate rosenthal attorney in fact

Richard Harold Smith
By: Kate Rosenthal, Attorney in Fact

Jennifer pilon smith
by kate rosenthal attorney in fact

Jennifer Pilon Smith
By: Kate Rosenthal, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Kate Rosenthal, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-Fact for Bonita Ann Pilon, Richard Harold Smith and Jennifer Pilon Smith and that she is authorized by Bonita Ann Pilon, Richard Harold Smith and Jennifer Pilon Smith to execute this instrument on their behalf.

WITNESS my hand, at office, this 3rd day of October, 2018.

VAnderson

Notary Public

VIRGINIA ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 8, 2021

True Copy Certification

As required under T.C.A §66-24-101(d) et seq.

I, L. Broner McCoy, 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.

Signature

State of Tennessee

County of Cheatham

Personally appeared before me, Kara J. Krantz, a notary public for this county and state, **L. Broner McCoy**, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

This the 8th day of October, 2018.

Notary's Signature

My Commission Expires: 1-10-2021

KARA J. KRANTZ
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY