This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203

File Number: 1-18-3044

Karen Y Johnson Davidson County
Batch# 156547 DEEDWARR
11/05/2018 08:58:42 AM 2 pgs
Fees: $13.00 Taxes: $1,973.95

20181105-0109164

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $533,500.00

Affiant

Subscribed and sworn to before me, this the 30th day of October, 2018

JAMES ALEXANDER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public
My Commission Expires: MY COMMISSION EXPIRES MARCH 15, 2022

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
James Sean Stewart and Kelli Linn Stewart 1102 49th Avenue North Nashville, TN 37209	New Owner	091-07-4L-002.00 CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Samir Rastoder, a married man** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **James Sean Stewart and Kelli Linn Stewart, husband and wife**, hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit B, 4812 KENTUCKY AVENUE HOMES, a Horizontal Property Regime with Private Elements, as established by Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20170828-0087940, in the Register's Office, Davidson County, Tennessee, to which reference is hereby made for a more particular description of said property.

Being a portion of the same property conveyed to Samir Rastoder by Warranty Deed from Jeff Estepp, married as recorded on the 11th day of April, 2017 in Instrument No. 20170411-0035230, Register's Office of Davidson County, Tennessee, and a portion of Warranty Deed to Jeff Estepp from Ken Smagowicz (also known as Ken Smagoweicz) as recorded on the 27th day of August, 2007 in Instrument No. 20070827-0102164, in the Register's Office of Davidson County, Tennessee.

This property is not a primary residence of the Grantors and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statue.

This is ☒ improved or ☐ unimproved property located at: **1102 49th Avenue North, Nashville, TN 37209.**

This conveyance is made subject to 1) Property taxes for the year 2019, and thereafter, a lien not yet due and payable. The 2018 taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying their prorated share thereof to the Grantor who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) 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 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. Whenever used, the singular number 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 30th day of October, 2018.

GRANTOR:

Samir Rastoder

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Samir Rastoder, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 30th day of October, 2018.

Rachel Marie Collins
Notary Public
My Commission expires: 3-21-20

