THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 34510-10-2018**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $452,000.00. Affiant Subscribed and sworn to before me this 14th day of November, 2018. Notary Public My Commission Expires: 7/6/20

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2020

WARRANTY DEED

Address New Owner: Sarah Pasch, Ryan Brancamp 2508A Carter Avenue Nashville, TN 37206	**Send Tax Bills To:** NEW OWNER	**Tax Information:** Map and Parcel No.: 083 04 0 K 001 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, **Linda N. Wendt and Michael W. Wendt, wife and husband** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Sarah J. Pasch and Ryan Brancamp, wife and husband** ("Grantee"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 2508A Carter Avenue, Nashville, TN 37206.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, 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 as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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

Karen Y Johnson Davidson County
Batch# 162012 DEEDWARR
11/16/2018 03:17:11 PM 3 pgs
Fees: $18.00 Taxes: $1,672.40

20181116-0113269

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: SM-CP-18-2508A

IN WITNESS WHEREOF, Grantor has executed this instrument on the 14th day of November, 2018.

Linda N. Wendt

Michael W. Wendt

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Linda N. Wendt and Michael W. Wendt, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 14th day of November, 2018.

GERALD G. PATTERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES OCTOBER 7, 2019

Notary Public

My Commission Expires:

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit A, together with the appurtenant interest in the common elements of Homes at 2508 Carter Avenue, a horizontal property regime with private elements established by Declaration in Instrument No. 20140701-0057884, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Site Plan attached as Exhibit B to the aforementioned Declaration.

Being the same property conveyed to Linda N. Wendt and Michael W. Wendt, wife and husband, by deed dated March 7, 2016 from Kevin M. Norris, a single man, of record in Instrument No. 20160310-0022997, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2019, not yet due and payable. Map and Parcel No. 083 04 0 K 001 00CO.
2. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Declaration (and By-Laws) for Homes at 2508 Carter Avenue, of record in Instrument No. 20140701-0057884, Register's Office for Davidson County, Tennessee.
3. All matters appearing on the Plan of record as Book 1835, page 26, Register's Office for Davidson County, Tennessee.
4. All matters appearing on the Plan of record attached as Exhibit B to the Declaration of record in Instrument No. 20040701-0057884, Register's Office for Davidson County, Tennessee.