Prepared by:
Record and Return to:
Chapman and Rosenthal Title, Inc
2002 Richard Jones Rd., Ste 203-A
Nashville, TN 37215

Name and Address of New Owner:
Nicole Marie Zaleski and Dylan James Baun
264 Sunrise Avenue
Nashville, TN 37211

Send Tax Bills To:
Nicole Marie Zaleski and Dylan James Baun

NEW OWNER

This Instrument Prepared By:
Heather Hunter
City House Title LLC
414 Bridge Street
Franklin, TN 37064

Map & Parcel No: 119-14-0-364

Karen Y Johnson Davidson County
Batch# 162108 **DEEDWARR**
11/19/2018 08:48:46 AM 3 pgs
Fees: $18.00 Taxes: $921.30

20181119-0113390

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Michelle D. Goodman, a unmarried woman**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Nicole Marie Zaleski and Dylan James Baun, wife and husband,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee being Lot No. 22, Sunrise P.S. Stump's Subd., as shown on plat of record in Book 421, Page 17, in the Register's Office, Davidson County, Tennessee, to which plan reference is hereby made for a more particular description of said lot.

Being part of the same property conveyed to Michelle D. Goodman, a married woman by Deed dated May 31, 2006 from Eric E. Parr and Rachel De Almeida NKA Rachel Parr, recorded June 6, 2006, in Instrument Number 20060606-0066859, in the Official Records of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as (1) all applicable zoning ordinances (2) utility, sewer, drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

1. Subject to the plan of record an all matters shown thereon in Book 421, Page 17, Register's Office for Davidson County, Tennessee.

2. Any rights, easements, interests or claims that may exist by reason of, or be reflected by, the survey dated September 6, 2018 by Jason A. Garrett.

This is property known as 264 Sunrise Avenue, Nashville, TN 37211.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 12th day of November, 2018.

Michelle D. Goodman (SEAL)

STATE OF Florida
COUNTY OF Palm Beach

On this 12 day of November, 2018, before me personally appeared Michelle D. Goodman, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed. who provided a TN. DL

Witness my hand, at office, this 12th day of November, 2018.

Notary Signature
My commission expires:
8/25/22

Notary Public State of Florida
Arpine Paronyan
My Commission GG 247066
Expires 08/25/2022

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $249,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
14th day of November, 2018.

Notary Public
My commission expires:
File No. 2018-116

