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

File Number: 1-18-3151

Karen Y Johnson Davidson County
Batch# 168807 **DEEDWARR**
11/30/2018 10:26:34 AM 2 pgs
Fees: $13.00 Taxes: $1,069.30

20181130-0116820

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $289,000.00

Affiant

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM

Subscribed and sworn to before me, this the 29th day of November, 2018

Rachel Marie Collins
Notary Public
My Commission Expires: 3/21/2020

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Alison Auerbach 600 Dusk Ct., Nashville, TN 37221	New Owner	141-07-0B-091.00-C

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, **Elizabeth Laura Kaiser, f/k/a Elizabeth Laura Donovan, an unmarried woman**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Alison Auerbach**, 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 Lot No. 75, First Revision of Somerset Farms, Section 4, Phase 1, a Planned Unit Development, of record in Book 9700, page 157, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Elizabeth Laura Donovan, unmarried by Warranty Deed from Jeremy J. Prine and Nicole Hooks Prine, dated June 13, 2014, recorded June 19, 2014, of record in Instrument No. 20140619-0053641, Register's Office for Davidson County, Tennessee.

This is ☒ improved or ☐ unimproved property located at: **600 Dusk Court, Nashville, TN 37221.**

This conveyance is made subject to 1) Property taxes for the year 2018 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee 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 28 day of November, 2018.

GRANTOR:

✓ Elizabeth Laura Kaiser
Elizabeth Laura Kaiser

STATE OF ~~TENNESSEE~~ New Jersey
✓ COUNTY OF Union

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Elizabeth Laura Kaiser, f/k/a Elizabeth Laura Donovan, 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 28th day of November, 2018.

ADJOA KENSAH
Notary Public - State of New Jersey
My Commission Expires Apr 25, 2023

Notary Public
My Commission expires: 4/25/2023