Karen Y Johnson Davidson County
Batch# 176589 **DEEDWARR**
12/20/2018 02:18:00 PM 2 pgs
Fees: $13.00 Taxes: $1,250.60

20181220-0124051

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $338,000.00.

Affiant

Subscribed and sworn to before me, this 17th day of December, 2018.

Notary Public

My commission expires:

REBECCA SHUKIS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 12/15/2021
COUNTY OF WILLIAMSON

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow, LLC
1535 W. Northfield Blvd, Ste 2, Murfreesboro, TN 37129

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Ryan Horvath and Ashley Hudak	New Owner	**148-05-0A-001.00-CO**
329 Dade Drive		
Nashville, TN 37211		

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, We,

Kathryn E. Mallari and Ian J. Mallari, wife and husband

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Ryan Horvath, unmarried and Ashley Hudak, unmarried

(hereinafter called the "Grantee"), their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit A of The Plan of 331A-331B Dade Drive Town homes, a Horizontal Property Regime with Private Elements, as shown on Exhibit "F" of 331A-331B Dade Drive Townhomes, of record as Instrument Number 20170307-0022364, amended in Instrument No. 20171018-0106521 Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Kathryn E. Mallari and Ian J. Mallari, wife and husband by Warranty deed from Nashville Homes, LLC, a Tennessee limited liability company of record in Instrument No. 20180724-0072154 Register's Office for Davidson County, Tennessee, dated July 23, 2018 and recorded on July 24, 2018.

This is improved property known as **329 Dade Drive, Nashville, TN 37211.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for all subsequent years, the current year's taxes having been previously paid (or paid at closing) and prorated between the parties herein.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever 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 the Grantor has hereunto executed this instrument on this the 17th day of December, 2018.

Kathryn E. Mallari

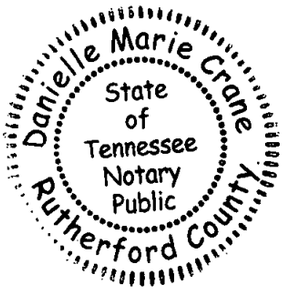
Ian J. Mallari

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Kathryn E. Mallari and Ian J. Mallari, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 17th day of December, 2018.

Notary Public
My Commission Expires: 4/16/21



SolomonParks File No. 18-001549-527