Karen Y Johnson Davidson County
Batch# 177295 DEEDWARR
12/21/2018 03:32:35 PM 2 pgs
Fees: $13.00 Taxes: $1,443.00
20181221-0124630

Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #18-1414

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Jeremy Martin and Melissa Martin, husband and wife,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Max T. Lauritzen, and Emily P. Lauritzen, husband and wife,** hereinafter called the **Grantee,** Grantee's 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 303 A of 303 Urban Place Cottages, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions, and Restrictions for 303 Urban Place Cottages, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20151110-0114577, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants if 303 Urban Place Cottages, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20151110-0114577, and By-Laws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied therein for a more complete identification and description of said Unit.

Being the same property conveyed to Jeremy Martin and Melissa Martin, husband and wife by deed from Two J's, LLC, a Tennessee limited liability company, dated December 15, 2016, of record in Instrument No. 20161221-0134333, Register's Office for Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 303 A Urban Place, Nashville, TN 37206.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

WITNESS THE EXECUTION HEREOF this 20th day of December, 2018.

Jeremy Martin

Melissa Martin

State of Tennessee)
County of Davidson)

On this 20th day of December, 2018, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Jeremy Martin and Melissa Martin, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

ANGELA Y. POSTON-WILLIAMSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 8, 2022

My Commission Expires: 3/8/22

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 390,000.00.

Affiant

Sworn and subscribed before me on this the 20th day of December, 2018.

Notary Public

GEORGETTE R. KENNEDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 03-08-21

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:	TAX MAP-PARCEL #:
Max T. Lauritzen 303 A Urban Place Nashville, TN 37206	New Owner	083-07-0W-001.00