398

Karen Y Johnson Davidson County
Batch# 178477 **DEEDWARR**
12/27/2018 02:06:34 PM 2 pgs
Fees: $13.00 Taxes: $2,675.10

20181227-0125608

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $723,000.00.

Affiant

Subscribed and sworn to before me this 20th day of December, 2018.

Notary Public

My commission expires: 3-22-22

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

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

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Kristen E. Nicholson	CapStar Bank	**131-02-2G-002.00-CO**
1921 Kimbark Drive	2002 Richard Jones Rd #300A	
Nashville, TN 37215	Nashville, TN 37215	

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, I,

Angela F. Averitte and Patti L. Rainwater, as joint tenants, both unmarried

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

Kristen E. Nicholson, an unmarried woman,

(hereinafter called the "Grantee"), his 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 2 of 50 Colonial 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 50 Colonial Cottages, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20151026-0108370, 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 of 50 Colonial Cottages, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat fled as Exhibit "B" to said Declaration appearing in Instrument No. 20151026-0108370, and Bylaws appended thereto as Exhibit "C", said Register' s Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being the same property conveyed to Angela F. Averitte and Patti L. Rainwater, as joint tenants, both unmarried by Warranty deed from Nashville Now Investments, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20160914-0096485 Register's Office for Davidson County, Tennessee, dated September 08, 2016 and recorded on September 14, 2016.

This is improved property known as **1921 Kimbark Drive, Nashville, TN 37215.**

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, his 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 the current year, which have been prorated between the parties herein and assumed by the Grantee. **OR** 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 himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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 19th day of December, 2018.

Angela F. Averitte by her attorney in fact

Angela F. Averitte by Patti L. Rainwater, her attorney in fact

Patti L. Rainwater

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Patti L. Rainwater, 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 19th day of December, 2018.

Notary Public
My Commission Expires: May 9, 2021

KELLY JEAN BIERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Before me, the undersigned Notary Public, of the state and county aforesaid, personally appeared Patti L. Rainwater, who is known to me or proved to me on the basis of satisfactory evidence, and who executed the forgoing instrument for the purposes therein contained and who further acknowledged that she is the Attorney-in-Fact for Angela F. Averitte, and being authorized to do so, did execute this instrument on her behalf by virtue of power of attorney being recorded in Record Book *, Page _____, in Register's Office for Rutherford County, Tennessee. *20181227-0125607

Witness my hand and official seal this 19th day of December, 2018.

Notary Public
My Commission Expires: May 9, 2021

KELLY JEAN BIERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

SolomonParks File No. 18-001580-527