WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 179077 DEEDWARR
12/31/2018 10:10:46 AM 2 pgs
Fees: $13.00 Taxes: $601.62

20181231-0126249

File No. LG0004767

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $162,600.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of December, 2018.

Notary Public

MY COMMISSION EXPIRES: March 3, 2020

(AFFIX SEAL)

R. L. MOORE
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
DKW Holdings, LLC	New owner	118-02-0C-013.00-CO
(NAME)	(NAME)	
1212 8th Avenue S. #102		
(ADDRESS)	(ADDRESS)	
Nashville TN 37203		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Thomas John Pustulka, a married man,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DKW Holdings LLC, a** Tennessee **limited liability company,** HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. A-13, as specified on the Plat shown in the Master Deed, on the Plan of Village South Condominiums, a Horizontal Property Regime, created under Title 66 Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed for Village South Condominiums, of record under Instrument No. 20070821-0100079, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the plan of Village South Condominiums, for placement of Units, as shown on Exhibit "E" to the Master Deed of record under Instrument No. 20070821-0100079, said Register's Office, for a more complete identification and description of such Unit.

Being the same property conveyed to Thomas John Pustulka, a single man by Warranty deed from Craighead Village South, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20080806-0080850 Register's Office for Davidson County, Tennessee, dated July 31, 2008 and recorded on August 06, 2008.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2018, which have been pro-rated and paid at closing; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

The subject property was not the marital residence of the Grantor herein, and as such is not subject to any homestead interest as contemplated by T.C.A. § 26-2-301, et seq., or other similar Tennessee law or statute.

unimproved ☐
This is improved ☒ property, known as 801 Inverness Ave Apt. A13, Nashville, TN 37204

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. 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 my hand this 27th day of December, 2018.

Thomas John Pustulka

STATE OF Michigan
COUNTY OF Oakland

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Thomas John Pustulka, the bargainor(s), with whom I am personally acquainted (or proved to me his/her identity on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand this 27th day of December, 2018.

Notary Public

My commission expires: 6/9/2023

Kristine Klare Perinoff
Notary Public of Michigan
Oakland County
Expires 06/09/2023
Acting in the County of Oakland

RETURN RECORDED DOCUMENTS TO:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206