WARRANTY DEED

JM-RMX-18-1424A

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $545,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF JANUARY, 2019.

Notary Public

MY COMMISSION EXPIRES: 9-6-22

(AFFIX SEAL)

TRACEY PERRY
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY

~~PREPARED BY~~ ~~BANKERS TITLE & ESCROW CORP~~ ~~210 WEST END AVE~~

RETURN TO Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Steven M. Stachowiak and Hannah L. Stone	**NEW OWNER**	
(NAME)	(NAME)	**072-11-1H-001.00**
1424A Huffine Street		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **AK DEVELOPMENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **STEVEN M. STACHOWIAK AND HANNAH L. STONE, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit 1,1424 Huffine Street Townhomes, as shown in the Declaration of Covenants, Conditions and Restrictions for 1424 Huffine Street Townhomes of record in Instrument Number 20171214-0127437, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a part of the same property conveyed to AK Development, LLC, a Tennessee limited liability company by Warranty deed from Brenda J. Allen, single of record in Instrument No. 20160816-0085536 Register's Office for Davidson County, Tennessee, dated August 16, 2016 and recorded on August 16, 2016.

This conveyance is subject to:
- Taxes for the year 2019 and subsequent years
- Covenants, Conditions and Restrictions of record in Instrument Number 20171214-0127437, Register's Office for Davidson County, Tennessee
- Charter for HOA of record in Instrument Number 20171227-0130965, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1424A Huffine Street, Nashville, Tennessee 37216**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

Karen Y Johnson Davidson County
Batch# 182353 **DEEDWARR**
01/10/2019 10:24:04 AM 2 pgs
Fees: $13.00 Taxes: $2,016.50

20190110-0002678

Witness my/our hand(s) this the 2nd DAY OF JANUARY, 2019.

AK Development, LLC

BY: _____
Drew Evans
Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DREW EVANS, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the MEMBER of AK DEVELOPMENT, LLC the within named bargainor, a limited liability company, and that he/she as such MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 2nd of January, 2019.

_____
Notary Public
My Commission Expires: _____
(SEAL)

HENRY MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-06-2022

RETURN TO:
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Nashville, TN 37212