WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 182363 DEEDWARR
01/10/2019 10:35:15 AM 2 pgs
Fees: $13.00 Taxes: $999.00

20190110-0002696

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-26-2020

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $270,000.00

Brian Mitchell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 8th DAY OF JANUARY, 2019.

Dana Delworth
Notary Public

MY COMMISSION EXPIRES: 7/26/20
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Franklin , 9175 Carothers Parkway, Ste. 105, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
David Pittenger and Katie Kerkhover	new owners	117 03 0A 075.00 CO
(NAME)	(NAME)	
3000 Hillsboro Pike, Unit 75		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Caroline Boyce, an unmarried person**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **David Pittenger, an unmarried man and Katie Kerkhover, an unmarried woman**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Unit Number 75 as shown on Plat of Versailles Apartments of record in Plat Book 5050, page 80, Register's Office for Davidson County, Tennessee, which is a condominium project, to which plat reference is made for a more particular description of said property.

Being the same property conveyed to Caroline Boyce, unmarried by Deed from Kay Dalessandro, unmarried dated August 27, 1998 and recorded August 31, 1998, in Book 11089, Page 80, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 3000 Hillsboro Pike, Unit 75, Nashville, TN 37215

File Number: FRN-189816SSO

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 0-BR-18 3000

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 I do covenant with the said Grantees that I am 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 I do further covenant and bind myself, my 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 our hands this 8th day of January, 2019.

Caroline Boyce

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Caroline Boyce, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 8th day of January, 2019.

Notary Public

My Commission Expires:

(SEAL)



File Number: FRN-189816SSO