THIS INSTRUMENT PREPARED BY:	STATE OF TENNESSEE, COUNTY OF DAVIDSON:
Mudter, Patterson & Cox PLLC **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215**	The actual consideration or value, whichever is greater, for this transfer is: $250,000.00. Affiant Subscribed and sworn to before me this 23rd day of January, 2019. Notary Public My Commission Expires: 9-6-22
Record & Return To: **First Title & Escrow Co., Inc.** **FTEC File No. 34585-12-2018**	

TRACEY PERRY
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

PREPARED BY: RETURN TO
BANKERS TITLE & ESCROW CORP
3310 WEST END AVE.
NASHVILLE TN 37203

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Michael Little, Jr. 521 Wesley Avenue Nashville, TN 37207	Inland Bank & Trust 1900 West State Street Geneva, IL 60134	Map and Parcel No.: 071 08 0 202 00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Karin Kula, an unmarried woman** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Michael Little, Jr., unmarried** ("Grantee"), his heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 521 Wesley Avenue, Nashville, TN 37207.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Karen Johnson Davidson County
Batch# 187806 DEEDWARR
01/24/2019 10:36:23 AM 3 pgs
Fees: $18.00 Taxes: $925.00
20190124-0006956

IN WITNESS WHEREOF, Grantor has executed this instrument on the 23rd day of January, 2019.

Karin Kula

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Karin Kula, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 23rd day of January, 2019.

Notary Public

My Commission Expires:

GERALD G. PATTERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES OCTOBER 7, 2019

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 73 on the Plan of Map of Section One Joywood Heights, as of record in Plat Book 1130, page 91, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Karin Kula, an unmarried woman, by deed dated December 29, 2015 from Blair Homes, LLC, a Tennessee limited liability company of record in Instrument No. 20151231-0131531, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2019, a lien, but not yet due and payable. Map and Parcel No. 071 08 0 202 00.
2. Restrictive Covenants contained in an instrument of record in Book 1378, page 98, Register's Office for Davidson County, Tennessee.
3. All matters appearing on the Plan of record as Book 1130, page 91, Register's Office for Davidson County, Tennessee.