Karen Johnson Davidson County
Batch# 194620 DEEDWARR
02/12/2019 02:04:30 PM 3 pgs
Fees: $18.00 Taxes: $445.06
20190212-0013177

This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203

File Number: 1-19-3589A

STATE OF TENNESSEE
COUNTY OF Rutherford

The actual consideration or value, whichever is greater, for this transfer is $120,285.00

Affiant

Subscribed and sworn to before me, this the 8th day of February, 2019

Notary Public
My Commission Expires: 5-22-22

ANNA E. ROWLAND STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
David Anderson 673 Longhunter Court Nashville, TN 37217	New Owner	135-08-0A-673.00-C

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **William Kaminski, a married man**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **David Anderson, a single man**, hereinafter called the Grantee(s), his/her/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 situated in Davidson County, Tennessee, being Unit No. 673 of Nashboro Village Nineteen Condominium, a condominium or horizontal property regime established by Master Deed of record in Book 5333, page 957, Register's Office for Davidson County, Tennessee, together with each and all of the rights, privileges, and appurtenances thereunto belonging as set forth in the said Master Deed and By-Laws, which form a part thereof, including without limitation such Unit's undivided percentage interest in the land and common elements and its interest in any appurtenant limited common elements. Reference is hereby made to plat of record in Book 5200, page 80, said Register's Office, for more complete details as to location and placement of such Unit.

Being the same property conveyed to William Kaminski by Warranty Deed from Harold Reeves, Trustee, dated July 20, 2005, recorded July 22, 2005, of record in Instrument No. 20050722-0085565, Register's Office for Davidson County, Tennessee.

This property is not a primary residence of the Grantors and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statute.

This is improved property located at: **673 Longhunter Court, Nashville, TN 37217.**

This conveyance is made subject to 1) Property taxes for the year 2019 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said

taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever 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, Grantor has executed this instrument on this 7th day of February, 2019.

GRANTOR:

William Kaminski

STATE OF FLORIDA
COUNTY OF Seminole

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared William Kaminski, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 7th day of February, 2019.

Notary Public
My Commission expires:

CHRISTINA ANN GIBBS
Notary Public - State of Florida
Commission # GG 034065
My Comm. Expires Oct 16, 2020
Bonded through National Notary Assn.

Please Record and Return To:
SIGNATURE TITLE SERVICES, LLC
1517 Hunt Club Blvd.
Ste 200
Gallatin, TN 37066

201902120013177

True Copy Certification

I, KRISTEN TRAINI, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TENNESSEE
County of SUMNER

Personally appeared before me, the undersigned, a notary public for this county and state, KRISTEN TRAINI who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 11-30-2020
Notary's Seal (if on paper)

