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

File Number: 1-19-3535

Record and Return To:
Limestone Title & Escrow, LLC
580 Franklin Road
Suite 203
Franklin, TN 37069

Karen Johnson Davidson County
Batch# 194789 DEEDWARR
02/13/2019 09:36:07 AM 2 pgs
Fees: $13.00 Taxes: $777.00
20190213-0013461

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $210,000.00

Affiant

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

KATHERINE WARREN NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF RUTHERFORD Exp. 4-13-2022

Notary Public
My Commission Expires: 4/13/22

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Hannah Tweit 3105 Harpeth Springs Drive Nashville, TN 37221	Same as New Owner	141-06-0D-051.00-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, **Erin E. Koltes, formerly known as Erin E. Oakley, a married woman**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Hannah Tweit, single woman**, 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:

Land in Davidson County, Tennessee, being Unit No. 51 on the Plan of Horizontal Property Regime Private Element Plat, Riverbridge Community, a Planned Unit Development, of record in Instrument No. 20030213-0019999, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete identification and placement of such Unit.

Being the same property conveyed to Erin E. Oakley, an unmarried woman by Warranty Deed from Robin R. Ray, a married woman, dated February 5, 2016, recorded February 9, 2016, of record in Instrument No. 20160209-0012520, Register's Office for Davidson County, Tennessee; and further, being the same property conveyed to Robin R. Ray, an unmarried woman by Warranty Deed from Beazer Homes Corp. DBA Phillips Builders, a Tennessee corporation, dated April 16, 2004, recorded April 26, 2004, of record in Instrument No. 20040426-0047113, said Register's Office.

This is ☒ improved or ☐ unimproved property located at: **3105 Harpeth Springs Drive, Nashville, TN 37221**. The subject property is neither the principal residence of Grantor nor spouse or any dependent.

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 28 day of January, 2019.

GRANTOR:

Erin E. Koltes

Erin E. Koltes

STATE OF Wisconsin
COUNTY OF Dane

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Erin E. Koltes, fka Erin E. Oakley 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 28 day of January, 2019.

John H. McComb
Notary Public
My Commission expires: August 16, 2019

JOHN H MCCOMB
Notary Public
State of Wisconsin