THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd, Ste 203A
Nashville, TN 37215

CRT File No. 190219225

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $324,900.00.

Affiant

Subscribed and sworn to before me, this28th day of February, 2019.

Notary Public
My Commission Expires: 11/8/21

VIRGINIA ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 8, 2021

Karen Johnson Davidson County
Batch# 201717 DEEDWARR
03/04/2019 02:21:46 PM 2 pgs
Fees: $13.00 Taxes: $1,202.13

20190304-0019632

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Eliyahu Eliran Ganon and Talitha Ganon 126B Kingston Street Nashville TN 37207	New Owner	Tax Parcel ID No. 071-03-0D-002.00CO

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, **Kirtley Whittington and Calvit Ratcliffe, tenants in common**("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Eliyahu Eliran Ganon and Talitha Ganon, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. B of 126 Kingston Street, A Townhouse Planned Unit Development, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing 126 Kingston Street, A Townhouse Planned Unit Development, a Horizontal Property Regime, of record in Instrument Number 20171116-0117699, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being part of the same property conveyed by Warranty Deed from Mountain Top Investments, LLC, a Tennessee limited liability company to Kirtley Whittington and Calvit Ratcliffe, tenants in common as recorded on the 5th day of May, 2017 in Instrument No. 20170505-0044948; part of Quitclaim Deed from Robert L. Scruggs, Trustee, under the Kingston Street Trust dated October 14, 2014 as recorded on the 10th day of November, 2016 in Instrument No. 20161110-0119246; part of Quitclaim Deed from Property Savers, LLC to Robert L. Scruggs, Trustee, Trustee of the Kingston Street Trust as recorded on the 17th day of October, 2014 in Instrument No. 20141017-0095951 and part of Warranty Deed from Randall Williams and wife, Sandra Williams to Property Savers, LLC as recorded on the 21st day of April, 2014 in Instrument No. 20140421-0032678, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2019 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat recorded in Plat Book 161, Page(s) 26 & 27 and Instrument No. 20170705-0067471 (Note: Plat

states it voids & vacates Lot 118 on Plat Book 161, Page 26 & 27. However, that is the last few numbers of the Parent Parcel).

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20171116-0117699.

This is improved property located at 126B Kingston Street Nashville TN 37207

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, 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 for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular 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 28th day of February, 2019.

Kirtley Whittington

Calvit Ratcliffe

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Kirtley Whittington and Calvit Ratcliffe, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 28th day of February, 2019.

Notary Public

My Commission Expires: _____

WILLIAM T CHAPMAN IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 09, 2022