Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #19-1036

Karen Johnson Davidson County
Batch# 202831 DEEDWARR
03/06/2019 03:05:19 PM 2 pgs
Fees: $13.00 Taxes: $2,183.00

20190306-0020669

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Matthew Haitas, married**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Matthew Brennan, unmarried**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 2, Resubdivsion of Lot No. 70, Kenner Manor Land Co's Second Subdivision of the Kenner Tract, as shown on plat of record in Plat Book 4300, page 54, in Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Matthew Haitas, unmarried by deed from Charlotte O. Baum, unmarried, dated July 10, 2013, of record in Inst. No. 20130712-0072156, Register's Office for Davidson County, Tennessee. The Grantor is now married, however, the subject property has not been the residence of the Grantor's Spouse or issue.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 145 Kenner Avenue, Nashville, TN 37205.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: R-VRES-19-145

WITNESS THE EXECUTION HEREOF this 5th day of March, 2019.

Matthew Haitas

State of Tennessee)
County of Davidson)

On this 5th day of March, 2019, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Matthew Haitas, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

ANGELA Y. POSTON-WILLIAMSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MAR. 8, 2022

Notary Public

My Commission Expires: 3/8/22

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 590,000.00.

Affiant

Sworn and subscribed before me on this the 5th day of March, 2019.

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-05-2020

Notary Public

My Commission Expires: 7/6/20

NEW OWNER:
Matthew Brennan
9 City Place, Apt. 606
Nashville, TN 37209

RESPONSIBLE FOR TAX PAYMENT:
new owner

TAX MAP-PARCEL #:
116-03-0-135.00