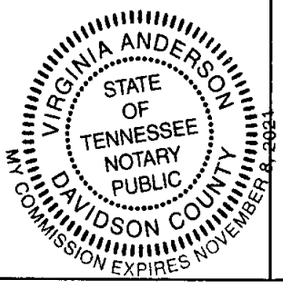
WARRANTY DEED



STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $274,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 15th DAY OF February, 20 19.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS: Michelle Maldonado	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
(NAME)	New Owner (NAME)	
1569 Championship Blvd (ADDRESS)	(ADDRESS)	093110A10500CO
Franklin, Tn 37064 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Kim T Avarello, an unmarried woman**, HEREINAFTER CALLED THE GRANTOR(S), HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Michelle Maldonado, an unmarried woman,** HEREINAFTER CALLED THE GRANTEE, HER 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. 105 on the plan of Academy Square, Revised, a Planned Unit Development, of record in Book 5200, Page 614, Register's Office for Davidson County, tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

FOR INFORMATION PURPOSES ONLY: 105 Academy Square, Nashville, TN 37210

Being the same property conveyed to Kim T. Avarello by virtue of that certain Warranty Deed dated April 20, 2015, and being of record at Instrument No. 20150422-0036020 in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved _
This is improved x property, known as 105 Academy Square Nashville, TN 37210
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. 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.

Karen Johnson Davidson County
Batch# 202935 DEEDWARR
03/07/2019 08:42:48 AM 2 pgs
Fees: $13.00 Taxes: $1,017.13

20190307-0020831

Witness my hand this 15th day of February, 2019.

Kim T. Avarello by Ashlee Page, Attorney-In-Fact

Kim T Avarello, by Ashlee Page, Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 15th day of February, 2019, before me personally appeared Ashlee Page, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of **Kim T Avarello**, and who acknowledged that he executed the same as the free act and deed of **Kim T Avarello**.

WITNESS my hand and official seal at office this 15th day of February, 2019.

VB

Notary Public
My Commission Expires: 9/25/19

VENIKKIA BRANCH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY