File Box 8

Karen Johnson Davidson County
Batch# 207117 DEEDWARR
03/18/2019 02:51:59 PM 2 pgs
Fees: $13.00 Taxes: $1,117.40

20190318-0024559

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $302,000.00.

Affiant

Subscribed and sworn to before me, this 15th day of March, 2019.

Notary Public

My commission expires:

DEBBIE MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 09-25-2022

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow
8119 Isabella Lane, Suite 104, Brentwood, TN 37027

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Roxane Taylor and Alan Taylor	Quicken Loans	103-15-0B-016.00-CO
4487 Post Place Apt 16	635 Woodward Ave.	
Nashville, TN 37205	Detroit, MI 48226	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, we,

Charles Karlosky, III, married and Charles Karlosky, Jr., married

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Roxane Taylor and Alan Taylor, wife and husband

(hereinafter called the "Grantee"), their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

BEING Unit No. 16 on the Plan of Lion's Head Condominium Apartments of record in Book 5200, Page 82, as established under Master Deed of record in Book 5340, page 70, as corrected in Book 5342, page 683, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

BEING the same property conveyed to Charles Karlosky, III and Charles Karlosky, Jr. by Warranty deed from Michael Beziat, Matthew Field, Robert D. Rickman, Jr. and Bess Rickman, Sole Devisees under the Last Will and Testament of Janet Rickman of record in Instrument No. 20130827-0090438 Register's Office for Davidson County, Tennessee.

This is improved property known as **4487 Post Place Apt 16, Nashville, TN 37205.**

This property is not now nor has it ever been the marital residence of the Grantor's spouse, Peggy Karlosky, spouse of Charles Karlosky, III.

This property is not now nor has it ever been the marital residence of the Grantor's spouse, Chelsea Karlosky, spouse of Charles Karlosky, Jr.

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 14 day of March, 2019.

Charles Karlosky, III

Charles Karlosky, III

Charles Karlosky, JR, by Charles Karlosky III
Attorney in Fact

Charles Karlosky, Jr. by Charles Karlosky, III
Attorney in fact

STATE OF FLORIDA
COUNTY OF DUVAL

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Charles Karlosky, III, the within named bargainor/s, to me known (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 14 day of March, 2019.

Dottie C Franklin
Notary Public
My Commission Expires: 9-10-2019

DOTTIE C FRANKLIN
Notary Public - State of Florida
Commission # GG 105109
My Comm. Expires Sep 10, 2021
Bonded through National Notary Assn.

STATE OF FLORIDA
COUNTY OF DUVAL

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Charles Karlosky, III, to me known (or proved to me on the basis of satisfactory evidence) to be the person who as Attorney in Fact executed the foregoing instrument in behalf of Charles Karlosky, Jr. and who acknowledged that he as the Attorney in Fact executed the same as the free act and deed of Charles Karlosky, Jr..

Witness my hand and official seal this 14 day of March, 2019.

Dottie C Franklin
Notary Public

My Commission Expires: 9-10-2021

DOTTIE C FRANKLIN
Notary Public - State of Florida
Commission # GG 105109
My Comm. Expires Sep 10, 2021
Bonded through National Notary Assn.