WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY/RETURN TO:
Lawyer's Escrow Service, Inc., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 455,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of March, 2019.

Notary Public

COMMISSION EXPIRES: 9-6-22

TRACEY PERRY
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

(Affix Seal)

(BLANK FOR REGISTER'SOFFICE ENDORSEMENT)

Karen Johnson Davidson County
Batch# 211172 **DEEDWARR**
03/28/2019 11:05:50 AM 2 pgs
Fees: $13.00 Taxes: $1,683.50

20190328-0028054

PREPARED BY: RETURN TO:
BANKERS TITLE RECORDING CO

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Demi Marks Lorne Schwartz	New Owner	091 06 2C 002.00CO
(NAME)	(NAME)	
5606 B Pennsylvania Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(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, I, **Kevin Gillian,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Demi Marks and Lorne Schwartz, wife and husband,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS, SUCCESSORS 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 B, a Private Element, as shown on the Plat of Homes at 5606 Pennsylvania Avenue, a Horizontal Property Regime established by Declaration of Covenants, Conditions and Restrictions of Homes at 5606 Pennsylvania Avenue, a Horizontal Property Regime, appearing of record in Instrument No. 20170320-0026702, in the Register's Office for Davidson County, Tennessee, said Plat being Exhibit "B" to the said Declaration, together with such rights and interest in the Common Elements and Limited Common Elements appurtenant to said Unit as set forth in the said Declaration, of which reference to the Declaration and Plat is hereby made for a more complete and detailed description of the Unit, the rights and obligations of the Developer and the Owners, and the By-Laws of the Association of Owners.

Being a portion the same property conveyed to Kevin Gillian, married by Deed dated January 27, 2017 from Katherine L. Glover a/k/a Katherine Glover-Collins and husband, Marcus T. Collins, recorded January 31, 2017, in Instrument Number 201701310010094, in the Register's Office for Davidson County, Tennessee.

The Grantor is married, but the above referenced property was never used as the primary residence.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

This is Improved property, known as 5606 B Pennsylvania Avenue (House Number) (Street) (P.O. Address) Nashville, TN (City or Town) 37209 (Postal Zip)

File No.: 926-19
Warranty Deed Individual eRec LES rev. 09-2018

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, successors 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, successors 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.

Witness our hands this 27th day of March, 2019.

Kevin Gillian

State of Tennessee

County of Davidson

Before me, the undersigned, a notary public of the state and county aforesaid, personally appeared Kevin Gillian, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument as her free act and deed for the purposes therein contained.

WITNESS my hand and seal this 27th day of March, 2019.

Shannon Philbin

Commission Expires:

SHANNON PHILBIN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES JAN 6, 2019