THIS INSTRUMENT PREPARED BY:

The Row Title & Escrow, LLC
20 Music Square West, Suite 200
Nashville, TN 37203

STATE OF Tennessee)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is: $215,000.00

Affiant

Subscribed and sworn to before me, this 3rd day of April, 2019.

Notary Public
My Commission Expires: October 7, 2019

Karen Johnson Davidson County
Batch# 215308 DEEDWARR
04/09/2019 08:15:05 AM 2 pgs
Fees: $13.00 Taxes: $795.50
20190409-0032005

OLIVIA WAGGONER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires OCT. 7, 2019

WARRANTY DEED

Address New Owner:	Send Tax Bills to:	Tax Information:
Gerald Fiess 1122 Litton Ave #307 Nashville, TN 37216	New Owner	Tax Parcel ID No. 072-10-1A-012.00

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **JONATHAN MOSKAL, A SINGLE MAN** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **GERALD FIESS, AN UNMARRIED MAN,** ("Grantee"), his successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. B3007, as established in Declaration of Covenants, Conditions and Restrictions for Solo East, a Condominium, as recorded in the Master Deed of record in Instrument 20160729-0078558, as amended in Instrument No. 20160818-0086606, Instrument No. 20161121-0122822 and Instrument No. 20170320-0027135, Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description together with an undivided percentage interest in the common elements allocated to said unit as set forth in said Master Deed.

Being the same property conveyed to JONATHAN MOSKAL, A SINGLE MAN by deed from HARPETH DEVELOPMENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, of record in Instrument No. 20170612-0058871, dated June 9, 2017, said Register's Office.

This is improved property commonly known as: **1122 Litton Avenue #307 Nashville, TN 37216**

This conveyance is subject to all zoning and setback requirements, all general utility, sewer, drainage and any other easements and restrictions of record, the lien for property taxes that are not delinquent, any and all subdivision or condominium declarations, covenants, and restrictions of record, and any matters shown on any applicable plat.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, his successors, heirs and assigns, forever.

And Grantor covenants that he has 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 himself, his successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, his 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 _____ day of April, 2019.

Jonathan L. Moskal

JONATHAN MOSKAL

STATE OF Tennessee)
)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JONATHAN MOSKAL**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 3rd day of April, 2019.

BRADLEY T. BALD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-03-2020

Notary Public
My Commission Expires: 11/3/2020