WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $699,900.00.

Affiant

Subscribed and sworn to me on 04/09/19.

NOTARY PUBLIC
My Commission Expires: 7/5/21

JANICE H. COLLINS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENNESSEE

Karen Johnson Davidson County
Batch# 215824 DEEDWARR
04/10/2019 08:42:47 AM 2 pgs
Fees: $13.00 Taxes: $2,589.63
20190410-0032438

PREPARED BY
HANKERS TITLE & ESCROW CORP
5107 MARYLAND WAY
STE 115
BRENTWOOD TN 37027

RETURNED TO

THIS INSTRUMENT WAS PREPARED BY:

Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Caroline M. Godfrey 1426 15th Avenue S Nashville, TN 37212	New Owner	105050Y00200CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Adam Vukovic and husband, Timmy Leon Owens Jr., hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto Caroline M. Godfrey, unmarried, hereinafter called **"GRANTEE,"** her successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Unit B, also known: as Unit 1426 B, along with Unit B garage as established in Declaration of Covenants, Conditions and Restrictions for Cottages at 1426 15th Avenue South, a Horizontal Property Regime with Private Elements of record at Instrument No. 20151222-0128921 and amended in Instrument No. 201700119-0006234, in the Register's Office for Davidson County, Tennessee.
>
> Being the same property conveyed to Adam Vukovic, a married man, from J2K Builders, LLC, of record in Instrument No. 20170124-0007707, Register's Office for Davidson County, Tennessee.
>
> Timmy Leon Owens Jr., spouse of Adam Vukovic, for the consideration expressed herein, joins in this conveyance for the purpose of waiving all rights, claims and interests of any kind whatsoever, including any and all marital or homestead he may have in the aforedescribed property by virtue of his marriage to Adam Vukovic.

This is improved property known as 1426 15th Avenue S, Nashville, Tennessee 37212.

The conveyance of the above-described parcel of land is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

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, her successors and assigns, forever, and GRANTORS do covenant with the said GRANTEE they 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 GRANTORS do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, her 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 my hand this 04/09/19.

Adam Vukovic

Timmy Leon Owens Jr.

STATE OF Ohio
COUNTY OF Hamilton

On 04/05/19, before me personally appeared Timmy Leon Owens Jr., to me known (or proved to me on the basis of satisfactory evidence) to be the person described herein and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

Witness my hand and official seal on 04/05/19.

NOTARY PUBLIC

My Commission Expires: 04/15/2020

JOSEPH HAMPTON
NOTARY PUBLIC
STATE OF OHIO
MY COMMISSION
EXP: 04/15/2020

STATE OF Ohio
COUNTY OF Hamilton

On 04/05/19, before me personally appeared Adam Vukovic, to me known (or proved to me on the basis of satisfactory evidence) to be the person described herein and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

Witness my hand and official seal on 04/05/19.

NOTARY PUBLIC

My Commission Expires: 04/15/2020

JOSEPH HAMPTON
NOTARY PUBLIC
STATE OF OHIO
MY COMMISSION
EXP: 04/15/2020