THIS INSTRUMENT PREPARED BY:	STATE OF TENNESSEE, COUNTY OF DAVIDSON:
Mudter, Patterson & Cox PLLC **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215**	The actual consideration or value, whichever is greater, for this transfer is: $169,000.00. Affiant Subscribed and sworn to before me this 16th day of April, 2019. Notary Public My Commission Expires: 7/6/20
Record & Return To: **First Title & Escrow Co., Inc.** **FTEC File No. 34633-01-2019**	

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2020

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Michael Burtt, Sandra Burtt 801 Inverness Avenue. #B16 Nashville, TN 37204	new owner 928 Waldkirch Ave Nashville, TN 37204	Map and Parcel No.: 118 02 0 C 036 00CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Rachel E. Shapiro, an unmarried woman** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Michael A. Burtt and Sandra M. Burtt, husband and wife** ("Grantee"), their heirs and assigns, all that tract or parcel of land in DAVIDSON County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 801 Inverness Avenue. #B16, Nashville, TN 37204.

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

And Grantor covenants that it is 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 as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular 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# 219228 **DEEDWARR**
04/17/2019 03:06:39 PM 3 pgs
Fees: $18.00 Taxes: $625.30

20190417-0035435

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: WELAM-19-901-BIC

IN WITNESS WHEREOF, Grantor has executed this instrument on the 16th day of April, 2019.

Rachel E. Shapiro

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Rachel E. Shapiro, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 16th day of April, 2019.

KELLY E COX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 7, 2021

Notary Public

My Commission Expires:

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. B-16, together with the appurtenant interest in the common elements of Village South Condominiums, a horizontal property regime established by Master Deed of record in Instrument No. 20070821-0100079, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Site Plan attached as Exhibit E to the aforementioned Master Deed.

Being the same property conveyed to Rachel E. Shapiro, unmarried by deed dated July 30, 2009 from Craighead Village south, LLC, a Tennessee limited liability company of record in Instrument No. 20090731-0071583, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2019, which have been prorated and assumed by Grantee. Map and Parcel No. 118 02 0 C 036 00CO.
2. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed (and By-Laws) for Village South Condominiums, of record in Instrument No. 20070821-0100079, Register's Office for DAVIDSON County, Tennessee.
3. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
4. All matters appearing on the Plan of record attached as Exhibit E to the Master Deed of record in Instrument No. 20070821-0100079, Register's Office for DAVIDSON County, Tennessee.