WARRANTY DEED

Karen Johnson Davidson County
Batch# 219494 DEEDWARR
04/18/2019 10:15:30 AM 3 pgs
Fees: $18.00 Taxes: $762.20
20190418-0035811

Prepared By: Recorded By:

Pointer Title Services, Inc.
206-C S. Jefferson Ave.
Cookeville, TN 38501

SEND TAX BILLS TO:
Name: Kim Brown Realty, LLC
Address: NEW OWNER

Map & Parcel
117-11-0J-330.00

PROPERTY OWNER:
Name: Kim Brown Realty, LLC
Address: 2025 Woodmont Blvd. Apt 330
Nashville, TN 37215

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, together with other good and valuable consideration not herein mentioned, the receipt of which is hereby acknowledged, I,

Jessica Oswalt, formerly known as Jessica Oswalt Matson
(Grantor),

have this day bargained and sold, and by these presents do hereby bargain, sell, transfer, and convey unto **Kim Brown Realty, LLC, a Kentucky Limited Liability Company**, its successors, transferees, and assigns, hereinafter referred to as Grantee, certain real estate located in Davidson County, Tennessee, as follows:

> Land in Davidson County, Tennessee, being Unit No. 330, together with the appurtenant interest in the common elements of the Hillmont Condominiums, a Horizontal Property Regime established by Master Deed of record as Instrument No. 20040209-0015685 and re-recorded as Instrument No. 20040212-0017074 as amended by First Amendment to Master Deed of record as Instrument No. 20050404-0036415 and Second Amendment of record as Instrument No. 20050512-0053861, Register's Office for Davidson County, Tennessee, said unit being depicted on the Condominium Site Plan attached as Exhibit C to the aforementioned Master Deed.

THE PREVIOUS AND LAST CONVEYANCE being the Warranty Deed from Nancy Geren Curtis and husband, Edward Lee Curtis, Jr., to Jessica Oswalt Matson, which deed duly appears of record in Instrument No. 20120829-0078193, Register's Office of Davidson County, Tennessee.

Property Address: This is improved property located at 2025 Woodmont Blvd. Apt 330, Nashville, Tennessee 37215.

The preparer of this instrument makes no representation as to any encroachments, easements, party walls, conflicts in boundary lines, shortage or variation in area or measurements, and/or any facts that a correct survey and/or physical inspection of the premises would disclose.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title, and interest belonging to the said Grantee, its successors, transferees, and assigns forever. Grantor covenants that she 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.

Grantor further covenants and binds herself, her heirs, and her representatives, to warrant and forever defend the title to said real estate to said Grantee, its successors, transferees, and assigns, against the lawful claims of all persons.

Kenneth Hunter, spouse of Jessica Oswalt, signs below and executes this instrument to convey any interest he may possess in the property conveyed herein by virtue of his marriage to Jessica Oswalt. He does not join in providing any of the covenants or warranties contained herein.

Witness our hands this the **15th** day of **April**, 2019.

Jessica Oswalt
Jessica Oswalt,
F/K/A Jessica Oswalt Matson

K H Hunter
Kenneth Hunter

ACKNOWLEDGEMENT

STATE OF TENNESSEE
COUNTY OF PUTNAM

PERSONALLY APPEARED before me, the undersigned authority, a Notary Public in and for said County and State, **Jessica Oswalt, formerly known as Jessica Oswalt Matson, and Kenneth Hunter**, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS MY HAND and seal at Nashville, Tennessee, this the **15th** day of **April**, 2019.

David Matson
Notary Public

My Commission Expires: 10-19-2021

DAVID MATSON
STATE OF TENNESSEE NOTARY PUBLIC
PUTNAM COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $206,000.00.

Anne Marie Angel
Affiant

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

Notary Public or Register

My Commission Expires: 7-24-21

JODI JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

True Copy Certification

I, Penny Y. Ray, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Penny Y. Ray
Signature

State of Tennessee
County of Williamson

Personally appeared before me, Patricia Haggard a notary public for this county and state, Penny Y. Ray who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5/6/19
Notary' Seal (if on paper)

PATRICIA HAGGARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-06-2019