THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 34747-04-2019**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $120,000.00. Affiant Subscribed and sworn to before me this 22nd day of April, 2019. Notary Public My Commission Expires:

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Kendall Hartoon 855 Longhunter Court Nashville, TN 37217	~~NEW OWNER~~ Freedom Mortgage 907 Pleasant Valley Ave Ste 3 Mt. Laurel, NJ 08054	Map and Parcel No.: 135 08 0 A 855 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, **Jamie Papatheodoulou and husband Alexi Papatheodoulou, who joins in the execution of this instrument for the purpose of conveying any interest he has in the property by virtue of his marriage to Jamie Papatheodoulou** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Kendall D. Hartoon, unmarried** ("Grantee"), her 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 855 Longhunter Court, Nashville, TN 37217.

Jamie L. Schulz and Jamie Papatheodoulou are one and the same person.

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# 221844 DEEDWARR
04/25/2019 08:46:51 AM 3 pgs
Fees: $18.00 Taxes: $444.00

20190425-0037961

Return To:
Regal Title, LLC
316 W. Main St
Murfreesboro, TN 37130

IN WITNESS WHEREOF, Grantor has executed this instrument on the 22nd day of April, 2019.

Jamie Papatheodoulou by [signature] her atty in fact
Jamie Papatheodoulou, by George E. Mudter, Jr., her Attorney-in-fact

Alexi Papatheodoulou by [signature] his atty in fact
Alexi Papatheodoulou, by George E. Mudter, Jr., his Attorney-in-fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, George E. Mudter, Jr., 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, and who further acknowledged that he is the Attorney-in-Fact for Jamie Papatheodoulou and Alexi Papatheodoulou, and she is authorized by Jamie Papatheodoulou and Alexi Papatheodoulou to execute this instrument on their behalf.

Witness my hand, at office, this 22nd day of April, 2019.

[signature]
Notary Public

My Commission Expires:

ASHLEY H. OSBORNE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-7-2023

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 855 on the Plan of Tract #19 Site Plan, Nashboro Village Nineteen Condominium of record in Plat Book 5200, page 80, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of Nashboro Village Nineteen Condominium, a horizontal property regime established by Master Deed of record in Book 5333, page 957, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Jamie L. Schulz and Alexi Papatheodoulou, both unmarried by deed dated August 31, 2007 from Chad T. Meadow and wife, Marilyn S. Meadow of record in Instrument No. 20070905-0106697, Register's Office for Davidson County, Tennessee. By Quitclaim Deed dated October 2, 2007 of record in Instrument No. 20071003-0117878, Register's Office for Davidson County, Tennessee, Alexi Papatheodoulou, an unmarried man, conveyed his interest in subject property to Jamie L. Schulz, an unmarried woman. Jamie L. Schulz having since married and is now known as Jamie Papatheodoulou.

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. 135 08 0 A 855 00CO.
2. Declaration of Covenants, Conditions, and Restrictions for Nashboro Village, of record in Book 4827, page 14, as supplemented in Book 5465, page 561, Book 5469, page 840, Book 5588, page 429, Book 7751, page 907, and Instrument No. 20001031-0108075, Register's Office for Davidson County, Tennessee.
3. 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 Nashboro Village Nineteen Condominium, of record in Book 5333, page 957, Register's Office for Davidson County, Tennessee.
4. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
5. All matters appearing on the Plan of record as Book 5200, page 80, Register's Office for Davidson County, Tennessee.
6. Easement conveyed to Metropolitan Government of Nashville & Davidson County, Tennessee of record in Book 8524, page 546, Register's Office for Davidson County, Tennessee.
7. Subject to rights of others in and to the common areas and/or elements.