Karen Johnson Davidson County
Batch# 226573 DEEDWARR
05/06/2019 03:26:30 PM 3 pgs
Fees: $18.00 Taxes: $1,313.50
20190506-0042420

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd, Ste 203A
Nashville, TN 37215

CRT File No. 190319794

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $355,000.00.

Affiant

Subscribed and sworn to before me, this6th day of May, 2019.

Notary Public
My Commission Expires: 3.3.20

MARCY MORGAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires March 3, 2020

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Jonathan Rybka 2022A Greenwood Circle Nashville TN 37206	New Owner	Tax Parcel ID No. 083-03-0Y-001.00 CO

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, **Catherine A. Cimperman and John D. Cimperman, Wife and Husband** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Jonathan Rybka, 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 2022A, a Horizontal Property Regime as established by Declaration of Covenants, Conditions and Restrictions for 2022 Greenwood Circle Townhomes of record as Instrument No. 20151009-0103252 and being shown on Plat attached thereto as Exhibit C, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to CATHERINE A. CIMPERMAN and JOHN D. CIMPERMAN, wife and husband, by deed from HYBRID PHOENIX HOLDINGS, LLC AND JEAN LAFITTE DESIGNS, LLC, of record in Instrument No. 20170222-0017875, dated January 13 , 2017 , said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2019 and subsequent years for Map-Par. 083-03-0Y-001.00 CO.

Matters shown on the Plan of record in Plat Book 3700, page 6, said Register's Office.

Restrictive Covenants contained in instrument of record in Instrument No. 20151009-0103252, said Register's Office.

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Book 3886, page 340, said Register's Office.

This is improved property located at 2022A Greenwood Circle Nashville TN 37206

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, 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 for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its 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 8th day of May, 2019.

Catherine A. Cimperman

John D. Cimperman

STATE OF New York)
COUNTY OF Erie)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Catherine A. Cimperman and John D. Cimperman, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 3rd day of May, 2019.

Andrea L. Muraco
Notary Public

ANDREA L. MURACO
Notary Public, State of New York
No. 01MU6109528
Qualified in Erie County
Commission Expires May 10, 2020

My Commission Expires: _____

MAGNOLIA
TITLE & ESCROW

1104 Fatherland Street
NASHVILLE, TN 37206

True Copy Certification

I, Leslie A. Garside, 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.

Leslie A Garside
Signature

State of Tennessee

County of Davidson

Personally appeared before me, Marcy Morgan, a notary public for this county and state, Leslie A. Garside who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Marcy Morgan
Notary's Signature

MARCY MORGAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires March 3, 2020

My Commission Expires: 3-3-20
Notary' Seal (if on paper)