Record & Return to-
This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203

File Number: 1-19-4209

Karen Johnson Davidson County
Batch# 240658 DEEDWARR
06/07/2019 03:09:30 PM 3 pgs
Fees: $18.00 Taxes: $1,048.95
20190607-0054900

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $283,500.00

Affiant

DEBORAH L. BISSELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF PERRY

Subscribed and sworn to before me, this the 6th day of June, 2019

Notary Public
My Commission Expires: 3-1-2023

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Ashley Pospiech 1106 Stratford Avenue Ste 1 Nashville TN 37216	CMG Mortgage, Inc., dba CMG Financial 3160 Crow Canyon Road Suite 400 San Ramon, CA 94583	061-15-0A-001.00-C

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Elizabeth L. Westhaus f/k/a Elizabeth L. Petruska, married,** , hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Ashley Pospiech, single,** hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being a certain private element unit situated in Davidson County, Tennessee, being Unit 1, together with the appurtenant common elements of Homes at Stratford Avenue, Inc., created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by the Declaration of Covenants, Conditions and Restrictions for Homes at Stratford Avenue, Inc., a horizontal property regime with private elements, of record in Instrument No. 20141008-0093302; as amended in Instrument No. 20160111-0002766, Register's Office for Davidson County, Tennessee, to which reference is hereby made. Said Unit being depicted on the site plan of 1106 Stratford Ave, a Townhome Exhibit with Private Elements, attached as Exhibit to said Declaration, as amended. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Homes at Stratford Avenue, Inc. provided in said Declaration, as amended, together with the By-Laws appended thereto, the site plan attached as exhibit to said Declaration, as amended, and the undivided percentage interest in the Common Elements appurtenant to each Unit, are incorporated herein by reference and made a part hereof the same as though copied herein for a more complete identification, description and placement of such Unit.

Being the same property conveyed to Elizabeth L. Westhaus, married, f/k/a Elizabeth L. Petruska, an unmarried woman by Warranty Deed from Stratford Avenue Partners, a Tennessee general partnership, dated February 24, 2016, recorded February 26, 2016, of record in Instrument No. 20160226-0018427, Register's Office for Davidson County, Tennessee.

Mr. Bryan Paul Westhaus joins this conveyance for the express purpose of relinquishing all his right, title and interest to said property, marital or otherwise.

This is improved property located at: **1106 Stratford Avenue, Ste 1, Nashville, TN 37216.**

This conveyance is made subject to 1) Property taxes for the year 2019 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number 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 6th day of June, 2019

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GRANTOR:

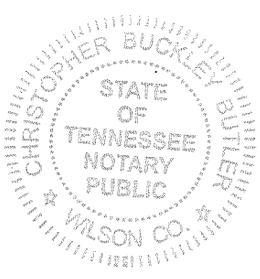
Elizabeth L. Westhaus

Bryan Paul Westhaus

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Elizabeth L. Westhaus and Bryan Paul Westhaus, the within named bargainor), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 6th day of June, 2019.



Notary Public
My Commission expires: 9-20-21

True Copy Certification

I, Christopher M. Corriveau, 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.

C. M. C

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rachel Marie Collins

Notary Signature

My Commission Expires: 3-21-20

