WARRANTY DEED

DANA WARSOP
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$437,250.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THE 14th DAY OF June, 2019

Notary Public

MY COMMISSION EXPIRES: 2/27/2021

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Guaranty Company, 1980 Post Oak Blvd, Houston, TX 77056

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Samone Franzese and Richard Franzese	Movement Mortgage, LLC	072 11 3A 001.00
(NAME) 1408A Monetta Avenue	(NAME) 8024 Calvin Hall Road	
(ADDRESS) Nashville, TN 37216	(ADDRESS) Indian Land, SC 29707	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Karen Johnson Davidson County
Batch# 244778 DEEDWARR
06/18/2019 10:48:30 AM 4 pgs
Fees: $23.00 Taxes: $1,617.82
20190618-0058555

THIS INDENTURE, made and entered into this 14th day of June, 2019, by and between **Brad Alvin Henke and Jennifer L. Jirschele, husband and wife,** party of the first part and **Samone Franzese and Richard Franzese, wife and husband,** party of the second part.

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate situated and being in the County of DAVIDSON, State of TENNESSEE, to wit:

Land in Davidson County, Tennessee, being Unit A of 1408 Monetta Cottages, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for 1408 Monetta Cottages, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20151228-0129943, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of 1408 Monetta Cottages, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20151228-0129943, and Bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit. Jamie Lynn Koshmider has since married, her spouse, Amarildo Mataj joins in to convey any marital interest he may have.

Being the same property conveyed to Brad Alvin Henke and Jennifer L. Jirschele, husband and wife by Quitclaim Deed from Paul Koshmider, married and Jamie Lynn Koshmider, married, as Tenants in Common with Right of Survivorship, dated 03/17/2017 recorded 03/31/2017, of record in Instrument No. 20170330-0031307, in the Register's Office for Davidson County, Tennessee.

This property is improved property known as: 1408A Monetta Avenue, Nashville, TN 37216

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, their heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the afore described real estate; that it has a good right to sell and convey the same; that the same is unencumbered, except for

See Exhibit B for exceptions to title

; and that the title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity is referred to, and pronouns shall be construed according to their proper gender and number according to the context of this instrument.

IN WITNESS WHEREOF, the party of the first part has caused this instrument to be executed the day and year first above written.

BRAD ALVIN HENKE

JENNIFER L. JIRSCHELE

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named BRAD ALVIN HENKE, 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 at office this 24th day of April 2019.

Commission expires: 10/31/2020

Notary Public

TONJA BARRON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named JENNIFER L. JIRSCHELE, 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 at office this 24th day of April 2019.

Commission expires: 10/31/2020

Notary Public

TONJA BARRON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

EXHIBIT B

All matters shown on the plat of record in Plat Book 332, Page 47, in the Register's Office for Davidson County, Tennessee.

Covenants, conditions, easements and restrictions of record in Instrument No. 20151228-0129943, in the Register's Office for Davidson County, Tennessee, together with all amendments thereto, which may provide for association dues, fees and/or assessments, in addition to any easements, reservations, covenants, building set back requirements, option to purchase, right of first refusal and any special assessments which may come due but omitting any such covenant or restriction based on race, color, religion, sex, familial status or national origin.

Charter Nonprofit Corporation recorded in Instrument No. 20151229-0130773, in the Register's Office for Davidson County, Tennessee.

CERTIFICATE OF AUTHENTICITY

I, Christopher R. Jackson, 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.

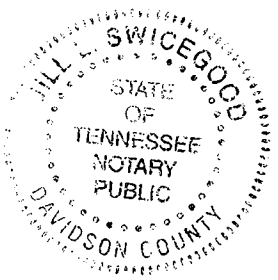
Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Jill L Swicegood, a notary public in and for the aforesaid county and state, the within named Christopher R. Jackson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

(SEAL) 

Notary Public

My Commission Expires: July 9, 2022

900