Karen Johnson Davidson County
Batch# 245246 DEEDWARR
06/19/2019 09:04:14 AM 2 pgs
Fees: $13.00 Taxes: $2,878.60
20190619-0058871

Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #19-1219

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Matthew Haitas, married**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Andrew Steven Case, and Christine Leigh D'Agostini, husband and wife**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: To Wit:

Land in Davidson County, Tennessee, being Unit B of Cottages 1401 and 1403 Kirkwood Avenue, a Horizontal Property Regime with Private Elements, described in the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20180828-0085400 and amended by First Amendment of record in 20190619-0058870, Register's Office for Davidson County, Tennessee, to which reference is hereby made, the plat attached thereto, and the By-Laws appended to said Declarations, are incorporated herein by reference and made a part hereof the same as though copied herein for a more complete identification and description thereof.

Being a part of the same property conveyed to Matthew Haitas by Special Warranty Deed from Bank of America, N.A. dated March 15, 2010 of record in Instrument No. 20100701-0051588, Register's Office, Davidson County, Tennessee. The said property has not been the residence of the Grantor's spouse or issue.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 1403 Kirkwood Avenue, Nashville TN, 37212.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS THE EXECUTION HEREOF this 13th day of June, 2019.

Matthew Haitas

State of Tennessee)
County of Davidson)

On this 13th day of June, 2019, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Matthew Haitas, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 11-3-20

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 778,000.00.

Affiant

Sworn and subscribed before me on this the 13th day of June, 2019.

Notary Public

My Commission Expires: 12/1/2020

JASON R. JONES STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

NEW OWNER:
Andrew Steven Case
1403 Kirkwood Avenue
Nashville, TN 37212

RESPONSIBLE FOR TAX PAYMENT:
Andrew Steven Case
1403 Kirkwood Ave.
Nashville, TN 37212

TAX MAP-PARCEL #:
118-01-3C-002.00