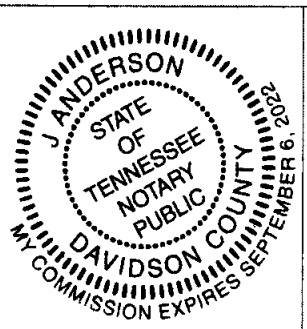



(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $320,000.00.

Affiant

Subscribed and sworn to before me, this 13th day of June, 2019.

Notary Public

My commission expires: ____

Karen Johnson Davidson County
Batch# 246070 **DEEDWARR**
06/20/2019 10:39:39 AM 2 pgs
Fees: $13.00 Taxes: $1,184.00

20190620-0059560

**THIS INSTRUMENT PREPARED BY:**
Keith H. Solomon, Attorney
SolomonParks Title & Escrow
8119 Isabella Lane, Suite 104, Brentwood, TN 37027

## WARRANTY DEED

| Address of New Owner | Send Tax Bills To | Map-Parcel Number |
|---|---|---|
| **Andrew Belliveau** | NEW OWNER | **118-04-0B-146.00-CO** |
| **553 Rosedale Ave 146** | | |
| **Nashville, TN 37211** | | |

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, we,

**Jason Kaspar and Tama Kaspar, husband and wife**

(hereinafter called the "Grantor"). have bargained and sold, and by these presents do transfer and convey unto

**Andrew Belliveau**, a single man

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

BEING Unit 146, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for The Row At Berry Hill Townhomes, a Horizontal Property Regime with Private Elements of record as Instrument No. 20071120-0135916 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 Jason Kaspar and Tama Kaspar, husband and wife by Warranty deed from David Gerard Fagan and wife, Terry Beth Fagan of record in Instrument No. 20130702-0068395 Register's Office for Davidson County, Tennessee.

This is improved property known as **553 Rosedale Ave 146, Nashville, TN 37211.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee. **OR** Real estate taxes for all subsequent years, the current year's taxes having been previously paid (or paid at closing) and prorated between the parties herein.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 13th day of June, 2019.

Jason Kaspar

Tama Kaspar

**STATE OF TENNESSEE**
**COUNTY OF** Williamson

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Jason Kaspar and Tama Kaspar, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 13th day of June, 2019.

Notary Public
My Commission Expires: 9-30-2019

JOHN W. BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires September 30, 2019

SolomonParks File No. 19-000124-524