WARRANTY DEED

Karen Johnson Davidson County
Batch# 246485 **DEEDWARR**
06/21/2019 08:40:39 AM 2 pgs
Fees: $13.00 Taxes: $1,757.50

20190621-0059866

G-P-19-1952A

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $475,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF JUNE, 2019.

Notary Public

MY COMMISSION EXPIRES: 03/06/23

(AFFIX SEAL)

Susan Hughes Williamson County Notary Public State of Tennessee My Commission Expires March 6, 2023

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Kate C. Rattner and Jonathan L. Rattner	CapStar Bank	
(NAME)	(NAME)	
1952 A Porter Road	2002 Richard Jones	**072-16-0D-001.00-CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Suite 300 A Nashville, TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **KATHRYN HARVEY, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **KATE C. RATTNER AND JONATHAN L. RATTNER, WIFE AND HUSBAND** , hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit A, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for The Estates at Porter Townhomes, of record as Instrument No. 20131206-0124371 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 Kathryn Ludington by Warranty deed from JGLAC, GP of record in Instrument No. 20140905-0081345 Register's Office for Davidson County, Tennessee, dated September 02, 2014 and recorded on September 05, 2014.

The said Kathryn Ludington having since married and is now known as Kathryn Havey. Allen Kyle Harvey joins in the executionof this Warranty Deed to convey any and all marital interest he may have to said property.

This conveyance is subject to:
- Taxes for the year 2019 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 1130, Page 44, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20131206-0124371, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1952 A Porter Road, Nashville, Tennessee 37206**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their 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 my/our hand(s) this the 20th DAY OF JUNE, 2019.

Kathryn Harvey

Allen Kyle Harvey

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KATHRYN HARVEY, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 20th of June, 2019.

Notary Public
My Commission Expires: 03/07/2023
(SEAL)



STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ALLEN KYLE HARVEY, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 20th of June, 2019.

Notary Public
My Commission Expires: 03/07/2023
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212