THIS INSTRUMENT PREPARED BY: **The Row Title & Escrow, LLC** **20 Music Square West, Suite 200** **Nashville, TN 37203**	STATE OF Tennessee) COUNTY OF Davidson) The actual consideration or value, whichever is greater, for this transfer is: $360,000.00 Affiant Subscribed and sworn to before me, this 20th day of June, 2019. Notary Public My Commission Expires: October 7, 2019

OLIVIA WAGGONER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires OCT. 7, 2019

Karen Johnson Davidson County
Batch# 247664 DEEDWARR
06/24/2019 11:55:30 AM 3 pgs
Fees: $18.00 Taxes: $1,332.00
20190624-0060823

WARRANTY DEED

Address New Owner: Travis Ksander 2226 Scott Ave Nashville, TN 37216	Send Tax Bills to: New Owner	Tax Information: Tax Parcel ID No. 072-10-0-251.00

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **ANGELINA M. AGIN AND ADAM AGIN, WIFE AND HUSBAND AND ANNA M. DUFRESNE, A MARRIED WOMAN,** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **TRAVIS KSANDER, AN UNMARRIED MAN,** ("Grantee"), his successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in the 15th Civil District of Davidson County, Tennessee, described according to a survey by John Kohl, Surveyor, dated October 27, 1967, as follows:

Said Parcel of land fronts 50 feet on the westerly side of Scott Avenue and runs back between parallel lines measuring 188 feet to a 12 foot alley in the rear, measuring 50 feet thereon.

Being the same property conveyed to ANGELINA M. AGIN AND ADAM AGIN, WIFE AND HUSBAND AND ANNA M. DUFRESNE, A SINGLE WOMAN, by deed from REBECCA VIRULA, MARRIED, of record in Instrument No. 20160920-0099028, dated September 8, 2016, said Register's Office.

This is improved property commonly known as: **2226 Scott Ave Nashville, TN 37216**

This conveyance is subject to all zoning and setback requirements, all general utility, sewer, drainage and any other easements and restrictions of record, the lien for property taxes that are not delinquent, any and all subdivision or condominium declarations, covenants, and restrictions of record, and any matters shown on any applicable plat.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, his successors, heirs and assigns, forever.

And Grantors covenant that they have lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantors further covenant and bind themselves, their successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, his successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantors have executed this instrument on this 7th day of June, 2019.

Angelina M. Agin
ANGELINA M. AGIN

ADAM AGIN

Anna M. Dufresne, by Angelina Agin, Attorney in fact
ANNA M. DUFRESNE, BY ANGELINA AGIN, ATTORNEY IN FACT

STATE OF Tennessee)
)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **ANGELINA M. AGIN, ADAM AGIN, WIFE AND HUSBAND AND ANNA M. DUFRESNE, BY ANGELINA AGIN, ATTORNEY IN FACT**, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 7th day of June, 2019.

JENNIFER S GHANEM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

Notary Public
My Commission Expires: _____

True Copy Certification

I, Elizabeth Preston, 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.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Kendall Connell, a notary public for this county and state, **Elizabeth Preston** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 9/7/2020

KENDALL CONNELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-07-2020