WARRANTY DEED

Karen Johnson Davidson County
Batch# 248539 DEEDWARR
06/25/2019 04:04:30 PM 3 pgs
Fees: $18.00 Taxes: $1,282.79
20190625-0061670

A-JC-19-202-ABC

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $346,700.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25 DAY OF JUNE, 2019.

Notary Public

MY COMMISSION EXPIRES: 1/3/23

(AFFIX SEAL)

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

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)
Scott Patrick Hawley	Scott Patrick Hawley	
(NAME)	(NAME)	
202 North 9th St. #C	1735 N. Wolcott Ave.	**082120X00300CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Chicago, IL 60622	
(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, **JUSTIN CUTLER, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **SCOTT PATRICK HAWLEY, MARRIED,** 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 No. 3 of 202 North 9th, a Townhouse Planned Unit Development, and described in a Declaration of Protective Covenants, Conditions and Restrictions of record in Instrument No. 20180801-0074831, Register's Office for said County, to which reference is hereby made for a more complete description of said Unit.

Being a portion of the property conveyed to Jona Development, LLC, a Tennessee limited liability company by Warranty Deed from William H. Salter and Opal J. Salter, husband and wife, of record in Instrument No. 20170609-0058290, Register's Office for Davidson County, Tennessee, dated June 08, 2017 and recorded on June 09, 2017.

Being a portion of the property conveyed to Justin Cutler, a single man by Quitclaim Deed from Jona Development, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20181025-0106033, Register's Office for Davidson County, Tennessee, dated October 24, 2018 and recorded on October 25, 2018.

Being a portion of the same property conveyed to Justin Cutler, a single man by Quitclaim Deed from Justin Cutler, a single man, of record in Instrument No. 20181219-0123540, Register's Office for Davidson County, Tennessee, dated December 17, 2018 and recorded on December 19, 2018.

This conveyance is subject to:
- Subject to all matters shown on the Plan of record in Plan Book 2, Page 100, of the Chancery Court at Nashville.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument No. 20180801-0074831, Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Public Right-of-Way of record in Instrument No. 20190116-0004541, Register's Office for Davidson County, Tennessee.
- Letter of Responsibility of record in Instrument No. 20190128-0007998, Instrument No. 20190128-0008001 and Instrument No. 20190128-0008002, Register's Office for Davidson County, Tennessee.
- Subject to rights of others in and to the common areas and/or elements.
- Taxes for 2019 and subsequent years a lien not yet due and payable.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **202 North 9th St. #C 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 24 DAY OF JUNE, 2019.

Justin Cutler

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JUSTIN CUTLER, 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 24th of June, 2019.

Megan Paulus
Notary Public
My Commission Expires: 3/7/23
(SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-07-2023

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

MAGNOLIA
TITLE & ESCROW

1104 Fatherland Street
NASHVILLE, TN 37206

True Copy Certification

I, Leslie A. Garside, 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.

Leslie A Garside
Signature

State of Tennessee

County of Davidson

Personally appeared before me, Marcy Morgan, a notary public for this county and state, Leslie A. Garside who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Marcy Morgan
Notary's Signature

MARCY MORGAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires March 3, 2020

My Commission Expires: 3-3-20
Notary' Seal (if on paper)