THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 190620983**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $615,000.00. Affiant Subscribed and sworn to before me, this 1st day of July, 2019. Notary Public My Commission Expires: 3/7/23

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

Karen Johnson Davidson County
Batch# 253192 DEEDWARR
07/05/2019 02:46:40 PM 2 pgs
Fees: $13.00 Taxes: $2,275.50
20190705-0065911

WARRANTY DEED

Address New Owner: Michael Dent Nunnally and Catherine T. Smith 409A 35th Avenue Nashville TN 37209	Send Tax Bills To: new owner	Tax Information: Tax Parcel ID No. 092-09-0-258.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Daniel Orlowski , unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Michael Dent Nunnally, a single man and Catherine Smith, a single woman, as Tenants in Common with Right of Survivorship** ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 108-A on the Plan of Zone Lot Division of Lot Nos. 107 and 108, W.R. Wilson Subdivision of record in Plat Book 6200, Page 730 amending Plat Book 332, Page 161, 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 Daniel Orlowski by Quitclaim deed from DMO Capital Ventures, LLC of record in Instrument No. 20141226-0118092 Register's Office for Davidson County, Tennessee, dated December 17, 2014 and recorded on December 26, 2014.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2019, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 6200, Page 730 amending Plat Book 332, page 161, Register's Office for Davidson County, Tennessee.

This is improved property located at 409A 35th Avenue Nashville TN 37209

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: RER-19-4094

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

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its 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, Grantor warrants this instrument is effective as of the 1st day of July, 2019.

Daniel Orlowski

STATE OF CT)
COUNTY OF New Haven)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Daniel Orlowski, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 28th day of June, 2019.

Notary Public
My Commission Expires: _____

ELIZABETH ABATE
NOTARY PUBLIC
MY COMMISSION EXPIRES APR. 30, 2022

