THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:

W AARON FORTNER, PLLC
810 CRESCENT CENTRE DRIVE SUITE 110
FRANKLIN, TENNESSEE 37067

Karen Johnson Davidson County
Batch# 253811 DEEDWARR
07/08/2019 02:44:30 PM 3 pgs
Fees: $18.00 Taxes: $1,472.60
20190708-0066335

WARRANTY DEED

Address of New Owners:	Send Tax Bills To:	Tax ID No.:
Cory T. Shanks 4702B Michigan Avenue Nashville, TN 37209	New Owner	091-07-0R-002.00-C

For and in consideration of the sum of Ten Dollars, cash paid in hand paid by the hereinafter named Grantee, and for other good and valuable consideration, the receipt of which is hereby acknowledged, I, **Andrew S. Horvatits, a single man**, hereinafter called the Grantor, have bargained and sold, and by these presents do hereby transfer and convey unto **Cory T. Shanks, a single man** hereinafter called the Grantee, Grantee's heirs, successors, and assigns, the following described Real Property in **Davidson County**, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, Being Unit B on the Plan of Green Eggs and Ham Cottages, as shown on the Site Plan attached as Exhibit "B" of the Declarations of Covenants, Conditions and Restrictions for Green Eggs and Ham Cottages, a Horizontal Property Regime With Private Elements of record in Instrument No. 20141002—0090976 as amended in Instrument No. 20150213—0013263, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more accurate and complete description.

Being the same property conveyed to Andrew S. Horvatits, a single man, by Warranty Deed from Green Eggs and Ham LLC, of record on February 4, 2016, at Instrument No. 20160204-0010920, Davidson County Register of Deeds.

This property commonly known as 4702B Michigan Avenue, Nashville, TN 37209.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, Drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations, and easements of record, (4) any building restrictions, (5) any unrecorded easements, or those imposed by operation of law, and (6) all other matters of public record.

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, forever. GRANTOR covenants with said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise set out herein. GRANTOR does further covenant and bind itself, its heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its successors 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 hand, this 14th day of June, 2019:

Andrew Horvatits

STATE OF OREGON

COUNTY OF MULTNOMAH

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

Witness my hand and official seal, this 14th day of June, 2019:

Notary Public

My Commission Expires: 12-20-21

OFFICIAL STAMP
RICHARD ALVIN ARNOLD
NOTARY PUBLIC-OREGON
COMMISSION NO. 968873
MY COMMISSION EXPIRES DECEMBER 20, 2021

STATE OF TENNESSEE

COUNTY OF Williamson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS **$398,000.00**:

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THIS 14th DAY OF June, 2019:

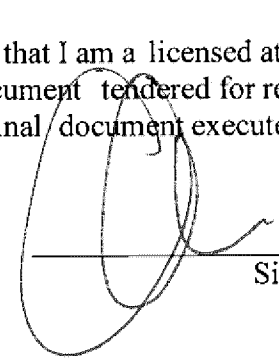
Notary Public

My Commission Expires: 6/13/22

LORI C. WARREN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

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.

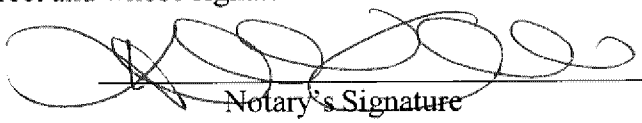


Signature

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

