WARRANTY DEED

Karen Johnson Davidson County
Batch# 256624 **DEEDWARR**
07/15/2019 08:41:07 AM 2 pgs
Fees: $13.00 Taxes: $3,655.60

20190715-0068535

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $988,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF July 2019.

NOTARY PUBLIC:
MY COMMISSION EXPIRES: My Commission Expires January 23, 2023
(AFFIX SEAL)

JAMES C SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Athens Title & Escrow LLC, 5115 Maryland Way Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP 131
Angela Ciklin	Bank of America	GROUP 03 4A
4235 Belmont Park Terrance	6400 Legacy Dr, MS TX2 972 04 02	PARCEL 001.00 CO
Nashville, Tennessee 37215	Plano, Texas 75024	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we,

Bradley Jaffe and Stephanie Dalsey Jaffe, husband and wife

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Angela Ciklin and Michael Ciklin, wife and husband

Hereinafter called the grantees, their heirs and assigns, a 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, Belmont Park Cottages, as shown in the Declaration of Covenants, Conditions and Restrictions for Belmont Park Cottages of record in Instrument Number 20140624-0054985, Amendment of record in Instrument No. 20140624-0054986; Amendment of record in Instrument No. 20141113-0104969, and Amendment of record in Instrument No. 20150327-0026491, 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 Bradley Jaffe and Stephanie Dalsey Jaffe, husband and wife, by warranty deed from Kurio Properties, LLC, dated May 20, 2016 and filed of record on May 24, 2016 in Instrument No. 20160524-0052102, in the Register's Office of Davidson County, Tennessee.

This conveyance is made subject to the following:

1. 2019 Taxes and subsequent years.
2. Matters shown on the recorded plan of record in Plat Book 421, Page 118 and 119, Register's Office for Davidson County, Tennessee.
3. Matters shown on the recorded plan of record in Plat Book 974, Page 19, Register's Office for Davidson County, Tennessee.
4. Matters shown on the recorded plan of record as Instrument Number 20131101-0113372, Register's Office of Davidson County, Tennessee.
5. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20140624-0054985, Amendment of record in Instrument No. 20140624-0054986; Amendment of record in Instrument No. 20141113-0104969 and Amendment record in Instrument No. 20150327-0026491, Register's Office for Davidson County, Tennessee.
6. Charter of record in Instrument Number 20140630-0056976, in the Register's Office for Davidson County, Tennessee.
7. Agreement for Maintenance of Storm Water Facility of record in Instrument Number 20140617-0052848, in the Register's Office for Davidson County, Tennessee.
8. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage Water Mains, Pumps and Appurtenances of record in Instrument Number 20140711-0061214, in the Register's Office for Davidson County, Tennessee.
9. Property is subject to any and all restrictions, easements, and conditions of record in Register's Office for Davidson County.
10. Any and all restrictions, conditions, and easements of record.

This is improved property known as **4235 Belmont Park Terrance, Nashville, Tennessee 37215.**

Such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 hand and official seal at office this 2nd day of July, 2019.

Bradley Jaffe

Stephanie Dalsey Jaffe,

by Rachel Hardaway,
as attorney-in-factas

by Rachel Hardaway,
as attorney-in-fact

STATE OF Tennessee
COUNTY OF Davidson

On this 2nd, day of July, 2019, the undersigned authority, a Notary Public in and for the State of Tennessee, before me personally appeared Rachel Hardaway, to me known (or proved to me on the basis of satisfactory evidence) to be the person (or persons) described in and who executed the foregoing instrument in behalf of **Bradley Jaffe**, and acknowledged that such person (or persons) executed the same as such person (or persons) free act and deed of **Bradley Jaffe**.

Power of Attorney recorded in Instrument No. * in the Register's Office in and for Davidson, County, Tennessee.
*20190715-0008533

WITNESS my hand and official seal this 2nd day of July, 2019.

My Commission Expires: January 23, 2023

NOTARY PUBLIC James C Smith

JAMES C SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF Tennessee
COUNTY OF Davidson

On this 2nd, day of July, 2019, the undersigned authority, a Notary Public in and for the State of Tennessee, before me personally appeared Rachel Hardaway, to me known (or proved to me on the basis of satisfactory evidence) to be the person (or persons) described in and who executed the foregoing instrument in behalf of **Stephanie Dalsey Jaffe**, and acknowledged that such person (or persons) executed the same as such person (or persons) free act and deed of **Stephanie Dalsey Jaffe**.

Power of Attorney recorded in Instrument No. * in the Register's Office in and for Davidson, County, Tennessee.
*20190715-0008534

WITNESS my hand and official seal this 2nd day of July, 2019.

My Commission Expires: January 23, 2023

NOTARY PUBLIC James C Smith

JAMES C SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

PLEASE RETURN TO:
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027