Warranty Deed

Karen Johnson Davidson County Batch# 259940 DEEDWARR 07/22/2019 10:27:37 AM 2 pgs Fees: $13.00 Taxes: $684.50 20190722-0071548	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $185,000.00. Affiant Subscribed and sworn to before me, this the 18th day of July, 2019. Notary Public My commission expires: 9-20-20

JUSTIN MOONEYHAM STATE OF TENNESSEE NOTARY PUBLIC COFFEE COUNTY

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Dennis J. Breeden	Mortgage Investors Group	092-16-0-B-006.00CO
900 19th Avenue S, Unit 106	8320 East Walker Springs Ln	
Nashville, TN 37212	Knoxville, TN 37923	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **MICHAEL ALIJEWICZ, A MARRIED MAN**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DENNIS J. BREEDEN**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 106 on the Plan of University Square Condominium Apartments of record in Plat Book 6900, Page 124, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of University Square Condominium Apartments, a horizontal property regime established by Master Deed and By-Laws of record in Book 7051, Page 529, amended in Book 7119, Page 884, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Michael Alijewicz by Warranty deed from Kevin P. Portere, unmarried of record in Instrument No. 20080808-0082088 Register's Office for Davidson County, Tennessee, dated August 7, 2008 and recorded on August 8, 2008.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 900 19th Avenue South, 106, Nashville, TN 37212, but 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.

*This property is not now nor has ever been the principal residence of the Grantor.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 18th day of July, 2019.

Michael Alijewicz

STATE OF Virginia
COUNTY OF Arlington

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Michael Alijewicz, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 18th day of July, 2019.

Notary Public

My Commission Expires: 07/31/2022

EDWARD MANUEL ESCOBAR
NOTARY PUBLIC
REG. #7615788
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES JULY 31, 2022