WARRANTY DEED

Karen Johnson Davidson County
Batch# 269423 **DEEDWARR**
08/09/2019 11:13:50 AM 2 pgs
Fees: $13.00 Taxes: $1,072.63

20190809-0079511

G-BC-19-01144

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $289,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF AUGUST, 2019.

Notary Public

MY COMMISSION EXPIRES: 12-19-20
(AFFIX SEAL)

JOYCE JORDAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires DEC. 19 2020

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)
Matthew Floyd	**Studio Bank**	
(NAME)	(NAME)	**128-12-0C-027.00-CO**
1144 Woodbury Falls Court	**124 12th Avenue S., Suite 400**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	**Nashville, TN 37203**	
(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, **CHRISTOPHER M. MYCZKOWSKI AND BRITTANY BENNETT MYCZKOWSKI, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MATTHEW FLOYD, A SINGLE PERSON,** 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. 1144 on the Plan of Woodbury Townhomes Phase I, as shown Plat recorded as Exhibit "E" of the Declaration of Covenants, Conditions and Restrictions establishing Woodbury Townhomes, Phase I of record in Instrument Number 20050216-0017693, amended the PUD Boundary Plat for Woodbury, a Planned Unit Development, of record in Instrument Number 20060310-0028278, as amended in Instrument No. 20080201-0010772, 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 Christopher M. Myczkowski, an unmarried man and Brittany L. Bennett, an unmarried woman by Special Warranty deed from Vastland Northcrest Development LLC, a Tennessee Limited Liability Company of record in Instrument No. 20150709-0066521 Register's Office for Davidson County, Tennessee, dated June 26, 2015 and recorded on July 09, 2015.

The said Christopher M. Myczkowski and Brittany L. Bennett having since married. Brittany L. Bennett is now known as Brittany Bennett Myczkowski.

This conveyance is subject to:
- Taxes for the year 2019 and subsequent years, a lien not yet due and payable.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20060310-0028278, as amended in Instrument No. 20080201-0010772, Register's Office for Davidson County, Tennessee.
- Subject to all matters shown on the Boundary Plat of record as Instrument Number 20050216-0017693, Register's Office of Davidson County, Tennessee.
- Charter of record in Instrument Number 20060309-0027744, in the Register's Office for Davidson County, Tennessee.
- Sanitary Sewer and Utility Easements of record in Book 5074, Page 856 and Book 5074, Page 945, in the Register's Office for Davidson County, Tennessee.
- Conveyance of State of Tennessee of record in Book 8083, Page 534, Book 8083, Page 541 and Book 8083, Page 547, in the Register's Office for Davidson County, Tennessee.
- Stormwater Detention Agreement of record in Instrument Number 20050118-0005578, in the Register's Office for DavidsonCounty, Tennessee.
- Easement Agreement of record in Instrument Number 20120810-0071791, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1144 Woodbury Falls Court, Nashville, Tennessee 37221**.

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 7th DAY OF AUGUST, 2019.

Christopher M. Myczkowski by Kate Nyquist, attorney in Fact
Christopher M. Myczkowski
by Kate Nyquist, Attorney in Fact

Brittany Bennett Myczkowski by Kate Nyquist, attorney in Fact
Brittany Bennett Myczkowski
by Kate Nyquist, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Kate Nyquist, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of CHRISTOPHER M. MYCZKOWSKI AND BRITTANY BENNETT MYCZKOWSKI, and who acknowledged he/she/they executed the same as the free act and deed of the said CHRISTOPHER M. MYCZKOWSKI AND BRITTANY BENNETT MYCZKOWSKI.

Witness my hand and official seal, this the 7th of August, 2019.

Notary Public
My Commission Expires: _____
(SEAL)

RACHEL WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-05-2021

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