This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203
File Number: 1-19-4845

Karen Johnson Davidson County
Batch# 271059 DEEDWARR
08/14/2019 09:04:19 AM 2 pgs
Fees: $13.00 Taxes: $962.00
20190814-0080926

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $260,000.00

Affiant

Subscribed and sworn to before me, this the 13th day of August, 2019

Notary Public
My Commission Expires: _____

J ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 6, 2022

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Rabbiya Rauf Shaikh Andrew Astorino 5932 O'Brien Ave Nashville TN 37209	NEW OWNER	091-13-0A-009.00-C

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), 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, **Katherine Lee Cramer N/K/A Katherine Barker**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Rabbiya Rauf Shaikh, a single woman and Andrew Astorino, a single man, as joint tenants with right of survivorship**, 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:

Being a certain private element unit situated in Davidson County, Tennessee, being Unit 9, together with the appurtenant common elements of Haven West Townhomes, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by the Declaration of Covenants, Conditions and Restrictions for Haven West Townhomes, a horizontal property regime with private elements, of record in Instrument No. 20090528-0048954, Register's Office for Davidson County, Tennessee, to which reference is hereby made. Said Unit being depicted on the site plan attached as Exhibit to said Declaration. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Haven West Townhomes provided in said Declaration, together with the By-Laws appended thereto, the site plan attached as exhibit to said Declaration, and the undivided percentage interest in the Common Elements appurtenant to each Unit, are incorporated herein by reference and made a part hereof the same as though copied herein for a more complete identification, description and placement of such Unit.

Being the same property conveyed to Katherine Lee Cramer, unmarried by Warranty Deed from Action Construction of TN, Inc., a Tennessee corporation, dated August 31, 2009, recorded September 2, 2009, of record in Instrument No. 20090902-0082670, Register's Office for Davidson County, Tennessee.

John Barker joins in the conveyance for the express purpose of relinquishing all his right, title and interest to said property, marital or otherwise.

This is improved property located at: **5932 Obrien Avenue, Nashville, TN 37209**

This conveyance is made subject to 1) Property taxes for the year 2019 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) 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 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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 13th day of August, 2019.

GRANTOR:

Katherine Lee Cramer Katherine Barker

Katherine Lee Cramer N/K/A Katherine Barker

John Barker

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Katherine Lee Cramer N/K/A Katherine Barker and John Barker, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 13th day of August, 2019.

CHRISTOPHER BUCKLEY BUTLER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON CO.

Notary Public
My Commission expires: 9.20.21