Name and Address of New Owner:
Felicia Stitt and William Stitt
2929 Selena Drive #A20
Nashville, TN 37211

Send Tax Bills To:
Felicia Stitt and William Stitt
2205 Chantaia Ave.
Pueblo, CO 81006
This Instrument Prepared By:
Hyde Park Title & Escrow LLC
1800 South Rutherford Boulevard
Suite 203
Murfreesboro, TN 37130

Karen Johnson Davidson County
Batch# 275537 DEEDWARR
08/22/2019 03:50:30 PM 3 pgs
Fees: $18.00 Taxes: $662.48
20190822-0084748

Map & Parcel No: 119-14-0A-020.00-C

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Dwain Caruthers, Jr.**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Felicia Stitt and William Stitt, wife and husband,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Property located in Davidson County, State of Tennessee, described as follows, to-wit: Being Unit No. 20, as shown on the Site Plan of Kingswood Condominiums, of record in Book 5200, page 520, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the common elements appurtenant to said unit as set forth in Exhibit "C: of the Master Deed establishing Kingswood Condominiums, as amended of record in Book 6058, Page 320, said Register's Office.

Being the same property conveyed to Dwain Alan Caruthers, by Warranty Deed from Deborah S. Scraggins, dated May 16, 2008 of Record Instrument No. 20080516-0050724, Register's Office for Davidson County, Tennessee.

This property is subject to any and all existing easements and restrictions as shown of record including the following:

Master Deed and By-Laws contained in the instrument of record in Book 6058, Page 320; Charter of the Homeowner's Association of record in Book 6092, Page 579; all matters as shown on the plan of record in Plat Book 5200, Page 520, Register's Office for Davidson County, Tennessee.

Property taxes for the current year 2019 and subsequent years, not yet due and payable.

THIS IS IMPROVED PROPERTY KNOWN AS: 2929 SELENA DRIVE #A20, NASHVILLE, TN 37211

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 13th day of August, 2019.

_____(SEAL)
Dwain Caruthers, Jr.

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

On this 13th day of August, 2019, before me personally appeared Dwain Caruthers, Jr., to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

JULIE COONE STATE TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Witness my hand, at office, this 13th day of August, 2019.

_____
Notary Signature
My commission expires: 6-27-2023

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF RUTHERFORD)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $179,050.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Annette Williams
(Affiant)

Sworn to and subscribed before me this
13th day of August, 2019.

_____
Notary Public
My commission expires: 6-27-2023
File No. 2019-255

JULIE COONE STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

201908220084748

True Copy Certification

I, Marjorie Kaup Haines, 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.

Marjorie Kaup Haines
Signature

State of TN

County of Williamson

Personally appeared before me, Chris Mule, a notary public for this county and state, Marjorie Kaup Haines 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: 1/13/2020
Notary' Seal (if on paper)

CHRIS MULE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY