# WARRANTY DEED

Karen Johnson Davidson County
Batch# 280329 **DEEDWARR**
09/04/2019 08:33:12 AM 2 pgs
Fees: $13.00 Taxes: $1,102.60

20190904-0088881

W-BR-19-904-108

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $298,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF AUGUST, 2019.

Notary Public

MY COMMISSION EXPIRES: 7/6/20

(AFFIX SEAL)

**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) |
|---|---|---|
| **Jennifer S. Kistner** | **WaterMark Capital Inc.** | |
| (NAME) | (NAME) | |
| **940 Gale Lane Apt#108** | **100 Spectrum Center Drive Ste 150** | **118-05-0A-028.00-CO** |
| (ADDRESS) | (ADDRESS) | |
| **Nashville, TN 37204** | **Irvine, CA 92618-4964** | |
| (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, **JUSTIN HOWARD, A SINGLE MAN AND BETH COBAN, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JENNIFER S. KISTNER, A SINGLE WOMAN,** 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 Building 7, Apartment A, St. Martin Square, now known as 12 South Towers, as shown on plat of record in Plat Book 4460, Page 186, and amended in Instrument No. 20031107-0163683, in the Register' s Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Justin Howard and Beth Coban, tenants in common with rights of survivorship by Warranty Deed from Shannon Brooks, f/k/a Shannon Gerster and husband, Dylan Brooks of record in Instrument No. 20130208-0013519 Register's Office for Davidson County, Tennessee, dated February 04, 2013 and recorded on February 08, 2013.

The herein described property is not now nor ever has been the principal place of residence of the grantors spouse herein.

This conveyance is subject to:
- Taxes for the year 2019 and subsequent years.
- All matters shown on the Plan of record in Plat Book 4460, Page 186, amended in Instrument No. 20031107-0163683, Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Book 4611, Page 682, as amended in Book 4710, Page 244 and Instrument Number 20031107-0163683, Register's Office for Davidson County, Tennessee.
- By-Laws of record in Book 4611, Page 692, amended in Instrument Number 19991230-0308948, in the Register's Office for Davidson County, Tennessee.
- Charter for 12 South Towers Homeowners Association of record in Book 4611, Page 674, amended in Book 4711, Page 48 and Instrument Number 20031107-0163682, in the Register's Office for Davidson County, Tennessee.
- Deed of Common Areas to St. Martin Square Association of record in Book 4710, Page 602, 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: **940 Gale Lane Apt#108, Nashville, Tennessee 37204**.

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 29th DAY OF AUGUST, 2019.

Justin Howard by John Gleaves,
Attorney in Fact

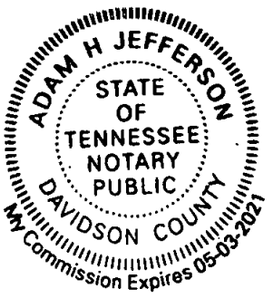
Beth Coban by John Gleaves,
Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN GLEAVES, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of JUSTIN HOWARD AND BETH COBAN, and who acknowledged he/she/they executed the same as the free act and deed of the said JUSTIN HOWARD AND BETH COBAN.

Witness my hand and official seal, this the 29th of August, 2019.

Notary Public
My Commission Expires: 5/3/21
(SEAL)




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