THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 190822018** BRITTNEY LEA WALDROP STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY MY COMMISSION EXPIRES 5-23-2023	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $353,000.00. Affiant Subscribed and sworn to before me, this 3rd day of September, 2019. Notary Public My Commission Expires: 5·23·23

WARRANTY DEED

Address New Owner: Timothy Pate Carter and Catherine LaForce 2410 Branch Street Nashville TN 37216	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 072-11-0A-001.00CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Ashley Daniel n/k/a Ashley Kacynski, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Timothy Pate Carter and Catherine LaForce, tenants in common with right of survivorship**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit A of Branch Bungalows, a Condominium with Private Elements, as shown on Exhibit B of the Declaration of Protective Covenants Conditions and Restrictions Establishing Branch Bungalows, of record in Instrument Number 20131031-0113128, Register's Office, Davidson County, Tennessee, to which reference is hereby made for a more particular description of said Unit.

Being the same property conveyed by Warranty Deed from Courtney Elaine Smith N/K/A Courtney Smith Paterson, married to Ashley Daniel, an unmarried woman as recorded on the 6th day of November, 2017 in Instrument No. 20171106-0113449 and Warranty Deed from Kelton Investments, LLC to Courtney Elaine Smith, a single woman as recorded on the 30th day of June, 2014 in Instrument No. 20140630-0057284 corrected by Affidavit of Scrivener's Error in Instrument No. 20140703-0059120, in the Register's Office of Davidson County, Tennessee.

Jake Kacynski joins in this instrument for the purpose of conveying any and all interest in said property, marital or otherwise.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2019 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of THE WATERS PLACE ON MAXEY LANE, as recorded in Plat Book 332, Page(s) 136 and 137, in the Register's Office of Davidson County, Tennessee.

Karen Johnson Davidson County
Batch# 280884 DEEDWARR
09/05/2019 11:02:30 AM 2 pgs
Fees: $13.00 Taxes: $1,313.50
20190905-0089712

This is improved property located at 2410 Branch Street Nashville TN 37216

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular 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 3rd day of September, 2019.

Ashley Daniel n/k/a Ashley Kacynski

Jake Kacynski

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Ashley Daniel n/k/a Ashley Kacynski and Jake Kacynski, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 3rd day of September, 2019.

Notary Public

My Commission Expires: _____

WILLIAM T CHAPMAN IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 09, 2022

True Copy Certification

I, Penny Y. Ray, do hereby make oath that I am a licensed attorney and/or 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.

State of Tennessee

County of Williamson

Personally appeared before me, Christie Perry a notary public for this county and state, Penny Y. Ray who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

My Commission Expires: 7/22/2022

Notary Seal (if on paper)