Karen Johnson Davidson County
Batch# 286785 DEEDWARR
09/17/2019 11:23:30 AM 3 pgs
Fees: $18.00 Taxes: $1,665.00
20190917-0094094

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Sumner

The actual consideration or value, whichever is greater, for this transfer is $450,000.00

Affiant

Subscribed and sworn to before me, this 17th day of September, 2019.

Notary Public

My commission expires: ~~OCT 2 0 2020~~

KRISTEN M. TRAINI
Notary Public At Large
SUMNER COUNTY, TENN.

**THIS INSTRUMENT WAS PREPARED BY**
SIGNATURE TITLE SERVICES, LLC
4751 TROUSDALE DRIVE, STE 111
NASHVILLE, TN 37220

# WARRANTY DEED

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map-Parcel Numbers: |
|---|---|---|
| **Benjamin Michael Katz** | **F&M BANK** | **082090T01300CO** |
| **1415 4th Avenue North** | 50 Franklin St | |
| **Nashville, TN 37208** | Clarksville TN 37040 | |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

**Mary K. Segebarth, married**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**Benjamin Katz, Single Man**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit 13 as shown on the plan attached as Revised Exhibit B, Amendment No. 1 to the Declaration of Germantown Station Condominiums, as of record in Instrument 201110200081623, Register's Office for Davidson County, Tennessee, the Declaration of Germantown Station Condominiums of record in Instrument 201008040061209, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Mary K. Segebarth, an unmarried woman, by Warranty Deed from Keith William Hayman, a single man, dated September 4, 2014, of record in Instrument No. 20140910-0082790, Register's Office for Davidson County, Tennessee. The subject property is not the primary residence of the grantor, her spouse or any dependents.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Restrictions of record in Instrument No. 201008040061209, amended in Instrument No. 201110200081623, said Register's Office.

Easements of record in Instrument No. 200709190111969, Instrument No. 200709190112010 and Instrument No. 201006210047868, said Register's Office.

HOA Charter of record in Instrument No. 201011190092835, said Register's Office.

Bylaws of record in Instrument No. 201509717-0094596, said Register's Office.

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved ( X ) unimproved (_____) property known as 1415 4th Avenue North, Nashville, TN 37208.

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 in 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. 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.

M. Kathryn Segebarth Date: 9-13-2019
Mary K. Segebarth

_____ Date:_____

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, Mary K. Segebarth, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 13TH day of SEPTEMBER, 2019.

NOTARY PUBLIC

My Commission Expires: 9/6/22

ROBERT HOUSTON AKIN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

# True Copy Certification

I, KRISTEN TRAINI, 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.

Signature

State of TENNESSEE

County of SUMNER

Personally appeared before me, the undersigned, a notary public for this county and state, KRISTEN TRAINI 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: 11-30-2020

Notary's Seal (if on paper)

