THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Road, Suite 203A
Nashville, TN 37215

CRT File No. 190822423

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $600,000.00.

Affiant

RYAN TERRELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-02-2020

Subscribed and sworn to before me, this 13th day of September, 2019.

Notary Public
My Commission Expires: _____

Karen Johnson Davidson County
Batch# 287318 **DEEDWARR**
09/18/2019 08:39:59 AM 2 pgs
Fees: $13.00 Taxes: $2,220.00

20190918-0094452

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Michael Federle 2230A Carter Avenue Nashville TN 37206	new owner	Tax Parcel ID No. 083-03-4M-001.00-CO

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, **Caitlin Custom Homes & Remodel, LLC, a Tennessee limited liability company** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Michael Federle, a single man** ("Grantee"), his 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 No. A on the Plan of Homes at 2230 Carter Avenue, a Horizontal Property Regime with Private Elements of record in Exhibit "A" in the Declaration of Covenants, Conditions and Restrictions at Instrument No. 20180924-0094438, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Caitlin Custom Homes and Remodel, LLC, a Tennessee Limited Liability Company by Quitclaim deed from E. Lee Properties, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20181016-0102348 Register's Office for Davidson County, Tennessee, dated October 05, 2018 and recorded on October 16, 2018 and Affidabit of Scrivener's Error recorded in Instrument No. 20181101-0108189.

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.

Taxes for the year 2019, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 21, Page 9, Register's Office for Davidson County, Tennessee.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20180924-0094438, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: GRR-19-2304

This is improved property located at 2230A Carter Avenue Nashville TN 37206

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 13th day of September, 2019.

Caitlin Custom Homes & Remodel, LLC

BY: _____
Caitlin LaBonte, Sole Member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Caitlin LaBonte, with whom I am personally acquainted, and who upon oath acknowledged herself to be the Sole Member of Caitlin Custom Homes & Remodel, LLC, the within named bargainor, a Tennessee limited liability company, and that she as such Sole Member, executed the foregoing instrument for the purposes therein contained, by signing the name of the company by herself as its Sole Member.

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

_____
Notary Public
My Commission Expires: _____

