WARRANTY DEED

Karen Johnson Davidson County
Batch# 289396 DEEDWARR
09/23/2019 09:13:20 AM 2 pgs
Fees: $13.00 Taxes: $1,350.41
20190923-0096158

KIM MURRAY NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $364,977.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 20TH DAY OF SEPTEMBER, 2019.

NOTARY PUBLIC

MY COMMISSION EXPIRES 3/28/22

THIS INSTRUMENT PREPARED BY /RETURN TO:
Jim R. Vanderpool, PC, 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 19-1288LA

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Aaron Cammarn and Christina Cammarn		
2224 Blake Drive	New Owner	181 01 0B 298.00
Nashville, TN 37211		

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 ACKNOWLEDGED, WE,

ERIK NATUSCH, A MARRIED MAN AND CAITLIN SELLE NKA CAITLIN SELLE NATUSCH, A MARRIED WOMAN

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

AARON CAMMARN AND CHRISTINA CAMMARN, HUSBAND AND WIFE

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:

Lot 55, SECTION TWO OF PHASE THREE, 2ND ADDITION TO SUGAR VALLEY, as shown on plat of record in Instrument No. 20140506-0038378, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Erik Natusch, a married man and Caitlin Selle*, a married woman by Warranty Deed from Joon Properties, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20150723-0072521 , in the Register's Office of Davidson County, Tennessee, dated July 21, 2015 and recorded on July 23, 2015.

* Caitlin Selle is now known as Caitlin Selle Natusch

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

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

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

3. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SECTION TWO OF PHASE THREE, 2ND ADDITION TO SUGAR VALLEY, as recorded in Instrument No. 20140506-0038378.

4. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of P.U.D. BOUNDARY SUGAR VALLEY, as recorded in Plat Book 9700, Page(s) 374.

5. Declaration of Covenants, Conditions and Restrictions recorded in Book 11069, Page 14 and in Instrument No. 20140430-0036256.

6. Stormwater Detention Agreement as set forth in instrument recorded in Instrument No. 20040305-0025147.

7. Easement for Right-of-Way, recorded in Book 2203, Page 579 and 2244, Page 11.

8. Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 9487, Page 901.

9. Easement for Entrance Wall, recorded in Instrument No. 20040205-0014018.

10. Conveyance of open space recorded in Instrument No. 20140808-0071504.

This is improved property known as 2224 Blake Drive, Nashville, TN 37211

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 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.

Witness our hand on the 19th day of September, 2019.

Erik Natusch

Caitlin Selle nka Caitlin Selle Natusch

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, ERIK NATUSCH AND CAITLIN SELLE NKA CAITLIN SELLENATUSCH, the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 19th day of September, 2019.

Notary Public

My Commission Expires: 3/15/2020

JIM R. VANDERPOOL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 03-15-2020