THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 190822297**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $625,000.00. Affiant Subscribed and sworn to before me, this 19th day of September, 2019. Notary Public My Commission Expires: 2/27/2021

DANA WARSOP
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

WARRANTY DEED

Address New Owner: Patrick Bridges and Susan Bridges 1713A 3rd Avenue North Nashville TN 37208	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 082-05-0W-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. **Nicholas Twork, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Patrick Bridges and Susan Bridges, husband and wife**, ("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 Units 1713-A, of the Cottages of Salemtown I, as established in Declaration of Covenants, Conditions and Restrictions of record at Instrument No. 20160602-0055553, in the Register's Office of Davidson, Tennessee, to which Declaration of Covenants, Conditions and Restrictions reference is hereby made for a more particular description of said property.

Being the same property conveyed to Nicholas Twork, unmarried by Warranty Deed from Shville Salemtown, LLC, a New York limited liabity company, recorded on the 13th day of February, 2017 in Instrument No. 20170213-0014537, in the Register's Office of Davidson County, Tennessee.

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 D.T. MCGAVOCK ADDITION, as recorded in Plat Book 21, Page(s) 7, in the Register's Office of Davidson County, Tennessee.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20160602-0055553, in the Register's Office of Davidson County, Tennessee.

Deed of Conveyance recorded at Instrument No. 20160411-0034663, in the Register's Office of Davidson County, Tennessee.

This is improved property located at 1713A 3rd Avenue North Nashville TN 37208

RETURN TO
Stewart Title Company
1630 NW Broad St., Suite 100
Murfreesboro, TN 37129
File # 515171

Karen Johnson Davidson County
Batch# 289808 DEEDWARR
09/23/2019 12:29:30 PM 3 pgs
Fees: $18.00 Taxes: $2,312.50
20190923-0096403

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 19th day of September, 2019.

Nicholas Twork

STATE OF Pennsylvania
COUNTY OF Allegheny

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Nicholas Twork, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 19th day of September, 2019.

Commonwealth of Pennsylvania - Notary Seal
Anna N. Ryjkova, Notary Public
Allegheny County
My commission expires June 7, 2022
Commission number 1256261
Member, Pennsylvania Association of Notaries

Notary Public

My Commission Expires:

CERTIFICATE OF AUTHENTICITY

I, Christopher R. Jackson, 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.

Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Jill L Swicegood, a notary public in and for the aforesaid county and state, the within named Christopher R. Jackson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

JILL L. SWICEGOOD
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
(SEAL)

Notary Public

My Commission Expires: July 9, 2022

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