Name and Address of New Owner:
Ashley M. Zarach
6657 Sugar Valley Drive
Nashville, TN 37211

Send Tax Bills To:
Same as Above

Karen Johnson Davidson County
Batch# 292791 DEEDWARR
09/30/2019 07:52:30 AM 3 pgs
Fees: $18.00 Taxes: $1,147.00
20190930-0098806

This Instrument Prepared By:
Hyde Park Title & Escrow LLC
1800 South Rutherford Boulevard
Suite 203
Murfreesboro, TN 37130

Map & Parcel No: 065 002.03

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Lauren Gittus and Andy Gittus, wife and husband**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Ashley M. Zarach,** a single person, "the Grantee," the following described real estate in Davidson County, Tennessee:

A certain tract or parcel of Land in Davidson County, State of Tennessee, Described as follows, to-wit: Land in Davidson County, Tennessee, being Lot No. 14, on the Plan of Section One, Sugar Valley, of record in Book 9700, Pages 709-711, Register's office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Lauren Gittus, by Warranty Deed, from Zack R. Stroup and wife, Paige R. Stroup, dated May 22, 2015, of record Instrument No. 20150605-0052993, Register's Office for Davidson County, Tennessee. Andy Gittus hereby joins in this conveyance to convey all of his right, title and interest in and to the property by virtue of marriage to Lauren Gittus.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

Taxes and Assessments for the year 2020 and subsequent years, a lien not yet due and payable. The Plan of record in Plat Book 9700, Pages 709-711, Register's Office for Davidson County, Tennessee.
Restrictive covenants contained in an instrument of record in Book 11069, Page 14, and amended in Instrument No. 20030708-0093637, Instrument No. 20050106-0002201 and Instrument No. 20060322-0032693, Register's Office for Davidson County, Tennessee.
Charter HOA of record in Book 11069, Page 6, Register's Office for Davidson County, Tennessee; Sewer Easement of record in Book 9487, Page 901 and Book 9487, Page 914, Register's Office for Davidson County, Tennessee; All matters of record in Plat Book 421, Page 146, Register's Office for Davidson County, Tennessee.
Easement to Gulf Interstate Gas Co. of record in Book 2244, Page 11, Register's Office for Davidson County, Tennessee.
Subject to rights of others in and to common areas / elements.
Subject to lien for special assessment contained in DCCR's/Master Deed.
Subject to HOA dues, if any.
Subject to the flow of any stream across the subject property.
Any and all visible easements lying on or across the property.

This is improved property known as 6657 Sugar Valley Drive, Nashville, TN 37211.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 26th day of September, 2019.

_____(SEAL)
Lauren Gittus

_____(SEAL)
Andy Gittus

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

On this 26th day of September, 2019, before me personally appeared Lauren Gittus and Andy Gittus, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

JULIE COONE STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Witness my hand, at office, this 26th day of September, 2019.

Notary Signature
My commission expires: 6-24-2023

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF RUTHERFORD)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $310,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
26th day of September, 2019.

JULIE COONE STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Notary Public
My commission expires: 6-24-2023
File No. 2019-283

201909300098806

ELECTRONIC CERTIFICATION PAGE

I, Andrew Mitchell, 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.

Andrew Mitchell
Signature

State of TN
County of Rutherford

Personally appeared before me, Jim A Hyde, a notary public for this county and state, Andrew Mitchell, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 09/19/2022

JIM A HYDE
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY