Karen Johnson Davidson County
Batch# 301344 DEEDWARR
10/16/2019 08:07:30 AM 4 pgs
Fees: $23.00 Taxes: $1,864.80
20191016-0105833

THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 35026-08-2019** **RETURN TO** Stewart Title Company 121 First Avenue South, Suite 200 Franklin, TN 37064 File # 529424	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $504,000.00. Affiant Subscribed and sworn to before me this 11 day of October, 2019. Notary Public July 24, 2023 My Commission Expires: MICHELLE LEE PEPPER NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

WARRANTY DEED

Address New Owner: Russell Slusarczyk Leah Slusarczyk 414 Acklen Park Drive, #1 Nashville, TN 37205	**Send Tax Bills To:** New Owner	**Tax Information:** Map and Parcel No.: 104 01 0 O 001 00CO

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, **Charles Garner Jarboe and wife, Melissa Smith Jarboe, who joins in the execution of this instrument for the purpose of conveying any interest she has in the property by virtue of her marriage to Charles Garner Jarboe** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Russell Thomas Slusarczyk and Leah Jeane Slusarczyk, husband and wife** ("Grantee"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 414 Acklen Park Drive, #1, Nashville, TN 37205.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, 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 as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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 the 7th day of October, 2019.

Charles Garner Jarboe

Melissa Smith Jarboe

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Charles Garner Jarboe and Melissa Smith Jarboe with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 7th day of October, 2019.

KELLY E COX STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 7, 2021

Notary Public

My Commission Expires:

9/7/2021

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 1, together with the appurtenant interest in the common elements of Acklen Cottages, a horizontal property regime with private elements established by Declaration of record in Instrument No. 20130619-0062579, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Site Plan attached as Exhibit "B" to the aforementioned Declaration, and being located upon Lot No. 39 on the Plan of Wrenwood, of record in Plat Book 1130, page 55, Register's Office for Davidson County, Tennessee.

Being the property conveyed to Charles Garner Jarboe, an unmarried man, by deed dated February 28, 2014 from Acklen 8 LLC, a Tennessee limited liability company, of record in Instrument No. 20140228-0017545, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2019, which have been prorated and assumed by Grantee. Map and Parcel No. 104 01 0 O 001 00CO.
2. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Declaration (and By-Laws) for Acklen Cottages, of record in Instrument No. 20130619-0062577, Register's Office for Davidson County, Tennessee.
3. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
4. Easement for storm drainage of record in Instrument No. 20130516-0049450, Register's Office for Davidson County, Tennessee.
5. All matters appearing on the Plan of record as Book 1130, page 55, Register's Office for Davidson County, Tennessee.
6. All matters appearing on the Site Plan attached as Exhibit B to the Declaration of record in Instrument No. 20130619-0062577, Register's Office for Davidson County, Tennessee.

CERTIFICATE OF AUTHENTICITY

I, Donald R. Barrett, Jr., 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.

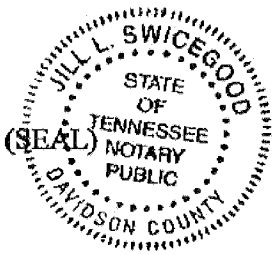
Attorney or Custodian

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 Donald R. Barrett, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



(SEAL)

Notary Public

My Commission Expires: July 9, 2022

201910160105833