WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $262,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF OCTOBER, 2019.

Notary Public

MY COMMISSION EXPIRES: 11/5/2019
(AFFIX SEAL)

COUNTY OF SUMNER
STATE OF TENNESSEE NOTARY PUBLIC
CORRECTION

Karen Johnson Davidson County
Batch# 304715 DEEDWARR
10/23/2019 08:58:30 AM 3 pgs
Fees: $18.00 Taxes: $971.25
20191023-0108533

JM-VRES-19-03401

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Alexander Morris and Blakley Morris	**NEW OWNER**	
(NAME)	(NAME)	**062-02-0B-150.00-CO**
3401 Cain Harbor Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **ROBERT T. KOKOSZKA, A SINGLE MAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ALEXANDER MORRIS AND BLAKLEY MORRIS,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 50 on the Plan of Final Plat of Abbington Park, Phase One, Section Four of record in Plat at Instrument No. 20050110-0003256, 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 Robert T. Kokoszka, a single man by Warranty deed from Stephen Douglas Kinnaird, unmarried of record in Instrument No. 20190115-0003935 Register's Office for Davidson County, Tennessee, dated January 11, 2019 and recorded on January 15, 2019.

This conveyance is subject to:
• Taxes for the year 2019 and subsequent years.
• Plan of record in Plat at Instrument No. 20050110-0003256, amended for Open Space of record at Instrument No. 20061005-0123983, Register's Office for Davidson County, Tennessee.
• Covenants, Conditions and Restrictions of record in Instrument Number 20030213-0020075, supplemented at Instrument No. 20040518-0058461, Instrument No. 20050201-0011849, amended at Instrument No. 20161027-0113738 and 20170214-0007830, Register's Office for Davidson County, Tennessee.
• Restrictions of record in Instrument Number 20010402-0031520, in the Register's Office for Davidson County, Tennessee.
• Covenants and Conditions of record in Instrument Number 20000720-0071648, in the Register's Office for Davidson County, Tennessee.
• Charter of record in Instrument Number 20030303-0027405, in the Register's Office for Davidson County, Tennessee.
• By-Laws of record in Instrument Number 20030303-0027406, in the Register's Office for Davidson County, Tennessee.
• Quitclaim Deed for common area of record in Instrument Number 20050201-0011847 as corrected at 20081023-0106257, in the Register's Office for Davidson County, Tennessee.
• Provisions contained in Deed of conveyance which contains reservations for certain sewer taps of record in Book 8377, Page 820, in the Register's Office for Davidson County, Tennessee.
• Warranty Deed of Flowage Easements granted to the USA of record in Book 2242, Page 513, in the Register's Office for Davidson County, Tennessee.
• Grant of Transmission Line Easement of record in Book 1163, Page 341, in the Register's Office for Davidson County, Tennessee.
• Easement for 20-foot right of way of record in Book 1198, Page 525, in the Register's Office for Davidson County, Tennessee.
• Stormwater Detention Agreements of record in Instrument Number 20030508-0061633 and 20030109-0004246, in the Register's Office for Davidson County, Tennessee.
• Restrictions of record as Instrument Number 20060509-0054226 in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial

status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **3401 Cain Harbor Drive, Nashville, Tennessee 37214**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is 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 GRANTEE(S), 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 my/our hand(s) this the 7th DAY OF OCTOBER, 2019.

Robert T. Kokoszka by Sandra A. Kokoszka, Attorney in fact 10-7-19

Robert T. Kokoszka
by Sandra A. Kokoszka as his Attorney-in-fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Sandra A. Kokoszka, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of ROBERT T. KOKOSZKA, and who acknowledged he/she/they executed the same as the free act and deed of the said ROBERT T. KOKOSZKA.

Witness my hand and official seal, this the 7th of October, 2019.

C. Loy Carney

Notary Public
My Commission Expires:
(SEAL)

C. LOY CARNEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 6, 2020

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

True Copy Certification

I, Connie Taylor, 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.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Greg Fairbetter, a notary public for this county and state, Connie Taylor who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 11/08/2021

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 8, 2021

Broker Title & Escrow, LLC
1404 17th Ave S
Nashville, TN 37212