THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:

W. AARON FORTNER, PLLC
810 CRESCENT CENTRE DRIVE, SUITE 110
FRANKLIN, TENNESSEE 37067

Prepared by:
Record and Return to:
Chapman and Rosenthal Title, Inc
2002 Richard Jones Rd., Ste 203-A
Nashville, TN 37215

Karen Johnson Davidson County
Batch# 304768 **DEEDWARR**
10/23/2019 09:55:19 AM 2 pgs
Fees: $13.00 Taxes: $973.10

20191023-0108605

WARRANTY DEED

Address of New Owners:	Send Tax Bills To:	Tax ID No.:
Stewart Nash and Tori MacDonald 502 Landmark Court Nashville, TN 37211	New Owner	147-11-0C-002.00-C

For and in consideration of the sum of Ten Dollars, cash paid in hand by the hereinafter named Grantees, and for other good and valuable consideration, the receipt of which is hereby acknowledged, we, **Luke Salmen and Olivia Salmen, husband and wife**, hereinafter called the Grantors, have bargained and sold, and by these presents do hereby transfer and convey unto **Stewart Nash and Tori MacDonald, husband and wife,** hereinafter called the Grantees, their heirs, successors, and assigns, the following described Real Property in **Davidson County**, State of Tennessee, described as follows, to wit:

A certain Townhouse located in Davidson County, Tennessee. being Unit No.2 of Landmark Townhomes. a horizontal property regime, created under Title 66. Section 27—101, et seq., as amended, Tennessee Code Annotated, and as established by a Declaration of Covenants, Conditions and Restrictions for Landmark Townhomes of record in Instrument No. 20080110—0002933, as amended in Instrument No. 20080220—0016617 and Instrument No. 20080305—0022273. and further amended and restated in Instrument No. 20081230—0123435 and Instrument No. 20110930—0075885, in the Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto and amended and restated in Instrument No 20110930—0075886. together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Declaration. Reference is hereby made to the Site Layout Plan of Landmark Townhomes. as shown on Exhibit "A-i" to said Declaration and amendments for a more complete identification and description of said Unit.

Being the same property conveyed to Luke Salmen and Olivia Salmen, husband and wife, by Warranty Deed from Kyle Parks and wife, Kourtney Parks, of record on November 8, 2016, at Instrument No. 20161108-0118252, Davidson County Register of Deeds.

This property is commonly known as 502 Landmark Court, Nashville, TN 37211.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, Drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations, and easements of record, (4) any building restrictions, (5) any unrecorded easements, or those imposed by operation of law, and (6) all other matters of public record.

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, forever. GRANTOR covenants with said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise set out herein. GRANTOR does further covenant and bind itself, its heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its successors 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 hands, this 17 **day of October, 2019**:

Luke Salmen

Olivia Salmen

STATE OF TENNESSEE

COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Luke Salmen** and **Olivia Salmen,** the bargainors, 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 and official seal, this 17 day of October, 2019:

Notary Public

W. AARON FORTNER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

My Commission Expires: 5/31/22

STATE OF TENNESSEE

COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS **$263,000.00**:

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THIS 17th DAY OF October, 2019:

Notary Public

My Commission Expires:

VIRGINIA ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES NOVEMBER 8, 2021