WARRANTY DEED

Karen Johnson Davidson County
Batch# 309552 DEEDWARR
11/01/2019 09:55:01 AM 2 pgs
Fees: $13.00 Taxes: $1,291.30

20191101-0112513

G-NCR-19-733

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $349,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF OCTOBER, 2019.

Notary Public

MY COMMISSION EXPIRES: 11/17/20
(AFFIX SEAL)

CHRISTINE N. MAROON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

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)
Joshua Painter		
(NAME)	(NAME)	**060-11-0B-066.00-CO**
733 Cottage Park Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207		
(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, **MICHAEL AUSTIN AND KATHERINE AUSTIN, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JOSHUA PAINTER, A SINGLE MAN,** 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:

A certain unit located in Davidson County, Tennessee, being Unit No. 66 of Cottage Park, A Horizontal Property Regime With Private Elements established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Declaration of Covenants, Conditions and Restrictions establishing Cottage Park, A Horizontal Property Regime With Private Elements of record in Instrument Number 20151203-0122006, as amended by First Amendment in Instrument Number 20160126-0007567 and 2nd Amendment in Instrument Number 20160928-0102452, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on Exhibit "B" to said 2nd Amendment to Declaration; together with a percentage interest in the common elements and voting percentage as set forth in Exhibit "C" to said Master Declaration.

Being the same property conveyed to Michael Austin and Katherine Austin, husband and wife by Warranty deed from D225, LLC, a Tennessee limited liability company of record in Instrument No. 20170824-0087127 Register's Office for Davidson County, Tennessee, dated August 23, 2017 and recorded on August 24, 2017.

This conveyance is subject to:
- Taxes for the year 2020 and subsequent years, a lien not yet due and payable.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions for Number Cottage Park, A Horizontal Property Regime With Private Elements of record in Instrument Number 20151203-0122006, as amended by First Amendment in Instrument Number 20160126-0007567 and 2nd Amendment in Instrument Number 20160928-0102452, Register's Office for Davidson County, Tennessee.
- Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument Number 20150317-0022957, in the Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 3984, Page 727, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **733 Cottage Park Drive, Nashville, Tennessee 37207**.

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 31st DAY OF OCTOBER, 2019.

Michael Austin By Lauren Isbell his attorney in fact
Michael Austin by Lauren Isbell,
Attorney in Fact

Katherine Austin By Lauren Isbell his attorney in fact
Katherine Austin by Lauren Isbell,
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, Lauren Isbell, 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 MICHAEL AUSTIN AND KATHERINE AUSTIN, and who acknowledged he/she/they executed the same as the free act and deed of the said MICHAEL AUSTIN AND KATHERINE AUSTIN.

Witness my hand and official seal, this the 31st of October, 2019.

Mary Frances Rudy
Notary Public
My Commission Expires: 1-3-22
(SEAL)

MARY FRANCES RUDY
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
My Commission Expires

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