STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $368,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th day of December, 2019.

Notary Public
MY COMMISSION EXPIRES: 10-2-23
File No. G19-7398

ALISON RODGERS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Karen Johnson Davidson County
Batch# 334134 DEEDWARR
12/26/2019 08:07:36 AM 2 pgs
Fees: $13.00 Taxes: $1,361.60
20191226-0132685

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Tyler Andrykowski and Meghan Andrykowski	new owners	094-05-0A-005.00-C
(NAME)	(NAME)	
1209 Davidson Street		
(STREET ADDRESS)	(STREET ADDRESS)	
Nashville, TN 37206		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBYACKNOWLEDGED, WE, **Corey Ross Alexander and Courtney Fritts Alexander, husband and wife**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Tyler Andrykowski and Meghan Andrykowski, husband and wife**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

Land in Davidson County, Tennessee, being Unit 5, Homes at 12th and Davidson, a Horizontal Property Regime with Private Elements, as established by Declaration of Covenants, Conditions and Restrictions, as show on plat of record in Instrument 20151117-0116728 and amended in Instrument 20170418-0037663, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Corey Ross Alexander and Courtney Fritts Alexander, husband and wife by Deed dated October 25, 2017, recorded October 27, 2017, in Instrument Number 20171027-0110332, in the Register's Office of Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:
1. Subject to Plat of record in Book 2330, Page 171, Register's Office for said County.
2. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Instrument 20151117-0116728 and amended in Instrument 20170418-0037663, Register's Office for Davidson County, Tennessee.
3. Master Deed and Amendments of record in Instrument 20151117-0116728 and Instrument 20170418-0037633, Register's Office for said County.
4. Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument 20151014-

0104341, Register's Office for said County.
5. Restrictions as recorded in Book 2810, Page 475, Register's Office for Davidson County, Tennessee.
6. This is a Planned Housing Development and is subject to Homeowner's dues and liens for assessment thereof.

The 2019 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.
This is improved property, known as 1209 Davidson Street, Nashville, TN 37206.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever, and we do covenant with the said GRANTEES 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever 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 20th day of December, 2019.

Corey Ross Alexander

Courtney Fritts Alexander

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 20th day of December, 2019, before me personally appeared Corey Ross Alexander and Courtney Fritts Alexander, 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.

Witness my hand, at office, this 20th day of December, 2019.

TODD SHOLAR
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 08-27-22

Notary Signature
My commission expires:

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: H-PPP-19-1209