THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 191123635** Karen Johnson Davidson County Batch# 335021 DEEDWARR 12/26/2019 03:11:30 PM 3 pgs Fees: $18.00 Taxes: $1,295.00 20191226-0133373	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $350,000.00 Affiant Subscribed and sworn to before me, this 4th day of December, 2019. Notary Public My Commission Expires: 4-13-22 KATHERINE WARREN NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD Exp. 4-13-2022

TN1912821

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Lisa Kaufman 340 East Water Street Apt 2911 Chicago, IL 60611	New Owner	Tax Parcel ID No. 131-11-0M-002.00-CO

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, **Paul Tashie, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Lisa Kaufman, an unmarried woman**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Units No. B on the Plan of Gables of Granny White, as shown on Exhibit B to Declaration of Protective Covenants Conditions and Restrictions for Gables of Granny White, a Townhouse Planned Unit Development, of record in Instrument No. 20151104-0112461 and amended in Instrument No. 20191127-0123030, 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 Paul Tashie, married by warranty deed from Ted Burkhalter, married of record in Instrument No. 20150504-0040008 Register's Office for Davidson County, Tennessee, dated April 30, 2015 and recorded on May 04, 2015. Grantor warrants that he has never lived in the property as his marital residence.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2020, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 547, Page 20, Register's Office for Davidson County, Tennessee.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20151104-0112461 and amended in Instrument No. 20191127-0123030, Register's Office for Davidson County, Tennessee.

Subject to rights of others in and to the common areas and/or elements.

This is unimproved property located at 4606 Granny White Pike Nashville TN 37220

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, 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 for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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 this 27th day of November, 2019.

Paul Tashie

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Paul Tashie, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 27th day of November, 2019.

Notary Public
My Commission Expires:

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-09-2022

Certificate of Authenticity

I, Kathleen Robson Gordon, 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 TN

County of Williamson

Personally appeared before me, Katherine Warren, a notary public for this county and state, Kathleen Robson Gordon who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Katherine Warren

Notary's Signature

My Commission Expires: 4-13-22.

Notary's Seal (If on paper)

KATHERINE WARREN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD EXP. 4-13-2022

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