THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:

Birthright Title Agency
405 Two Mile Pike, Suite B
Goodlettsville, TN 37072
BTA# 2019121306

Karen Johnson Davidson County
Batch# 337576 DEEDWARR
01/02/2020 12:00:30 PM 3 pgs
Fees: $18.00 Taxes: $3,441.00
20200102-0000266

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.
Jason Lee Ostendorf 1408 Woodmont Blvd. Nashville, TN 37215	Jason Lee Ostendorf Same/New Owner	117-12-0Z-002.00-CO

WARRANTY DEED

THIS INDENTURE, made this 27th day of December, 2019 between **SQFT BUILDER LLC**, a Tennessee limited liability company with its principal place of business in Williamson County, Tennessee ("Grantor") and **JASON LEE OSTENDORF** and **SAMANTHA LEE OSTENDORF**, husband and wife, residents of Davidson County, Tennessee (collectively "Grantee"),

FOR AND IN CONSIDERATION OF $1.00 and other good and valuable consideration, the receipt and legal sufficiency of all of which are hereby acknowledged, the Grantor has this day bargained, sold, transferred, and conveyed and by these presents does bargain, sell, transfer and convey unto the Grantee the following said real property, to wit:

A CERTAIN townhome located in Davidson County, Tennessee, being Unit No. B of 1408 Woodmont Blvd Townhomes, a Horizontal Property Regime With Private Elements, a Townhome Development 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 1408 Woodmont Blvd Townhomes of record in Instrument Number 20171113-0116310, 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 Declaration; together with a percentage interest in the common elements and voting percentage as set forth in Exhibit "C" to said Declaration.
BEING PART of the same property conveyed to SQFT Builder LLC by Warranty Deed from Henry J. Abbott of record in Instrument No. 20171003-0101201 in the Register's Office for Davidson County, Tennessee, dated September 29, 2017 and recorded on October 03, 2017.

BEING also known as 1408 Woodmont Blvd. Nashville, TN 37215.

NO NEW BOUNDARY SURVEY WAS DONE AT TIME OF CONVEYANCE.

THIS CONVEYANCE IS SUBJECT to all applicable restrictions, easements, set-back lines, and other conditions shown of record in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT to Davidson County, Tennessee taxes for the current year, which are prorated between the parties hereto.

With the hereditaments and appurtenances thereunto appertaining, hereby releasing all claims to homestead and dower therein. **TO HAVE AND TO HOLD THE** aforesaid real estate to the Grantee, their successors and assigns in fee simple forever.

Grantor covenants that Grantor, for Grantor and for Grantor's heirs, executors and administrators, is lawfully seized and possessed of said real estate, has full power and lawful authority to sell and convey the same; that the title thereto is free, clear and unencumbered except as aforesaid; and, Grantor will forever warrant and defend the same against lawful claims of all persons whomsoever.

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 hereunder set Grantor's hand and seal as of the date first recited above.

SQFT BUILDER, LLC

BY: _____
KHALID KAMAL, MEMBER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public of the state and county aforementioned, KHALID KAMAL, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged himself to be the Member of Sqft Builder, LLC, the within named bargainor, a Tennessee Limited Liability Company, and that as such Member executed the within instrument for the purposes therein contained, by signing the name of the Limited Liability Company by himself as Member.

Witness my hand and seal, this 30th day of December, 2019.

DARELL L. WISENHOF STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

_____
Notary Public

My commission expires: 7/9/2022

I hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or the value of the property transferred, whichever is greater, is **$930,000.00**, which amount is equal to or greater than the amount which property transferred would command at a fair and voluntary sale.

_____
Affiant/Grantee

Subscribed and sworn to before me this 30th day of December, 2019.

_____
Notary Public
My commission expires: _____

HEATHER R. HUNTER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON My Comm. Expires 7/24/2022

True Copy Certification

I, Penny Y. Ray, do hereby make oath that I am a licensed attorney and/or 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.

Penny Y. Ray

State of Tennessee

County of Williamson

Personally appeared before me, Christie Perry a notary public for this county and state, Penny Y. Ray who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

CHRISTIE PERRY
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

Christie Perry

My Commission Expires: 7/22/2022

Notary Seal (if on paper)