Name and Address of New Owner:
Kanan Vitolo
700 Islay Court
Nashville, TN 37209

Send Tax Bills To:
New Owner

This Instrument Prepared By:
Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

Map & Parcel No: 091050A02900CO

Karen Johnson Davidson County
Batch# 342848 DEEDWARR
01/14/2020 09:53:55 AM 2 pgs
Fees: $13.00 Taxes: $915.75
20200114-0004860

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Kathryn H. Flemming, unmarried**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Kanan** Alexander **Vitolo**, *the Grantee," the following described real estate in Davidson County, Tennessee:

*unmarried

Land in Davidson County, Tennessee, being Lot(s) 29, as shown on the map entitled Second Revision a Final Plat Sylvan Heights Phase Two, of record as Plat Book 7900, page 216, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Said Lot No. 29 which is a 'corner lot, fronts 45.00 feet on the northeasterly margin of Errol Lane and fronts 75.64 feet on the southeasterly margin of Islay Court and extends back 55.00 feet on the northeasterly line and 86.05 feet on the southeasterly line to a. point of intersection.

Being the same property conveyed to Kathryn H. Fleming, unmarried by Warranty Deed from Pauline E. Jackson, dated October 9, 2009, of record in Instrument No. 20091013-0094843, Register's Office, Davidson County, Tennessee.

This conveyance is subject to the current year's property taxes which have prorated, 2020 and subsequent years taxes are assumed by the Grantees, including Rollback taxes, if any, all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

Improved property known as: 700 Islay Court, Nashville, TN 37209

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 9TH day of January, 2020.

Kathryn H. Fleming (SEAL)
Kathryn H. Fleming

STATE OF KENTUCKY
COUNTY OF Franklin

On this 9th day of January, 2020, before me personally appeared Kathryn H. Fleming, 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 9th day of January, 2020.

Tammra Means
Notary Public, I.D. No. 610903
State at Large, Kentucky
My Commission Expires on Oct. 19, 2022

Tammra Means
Notary Signature
My commission expires: 10-19-22

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $247,500.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
10th day of January, 2020.

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 6, 2022

Notary Public
My commission expires: _____
File No. 19-770