This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203
File Number: 1-19-6019

Karen Johnson Davidson County
Batch# 351649 DEEDWARR
01/31/2020 02:38:30 PM 3 pgs
Fees: $18.00 Taxes: $1,239.50
20200131-0011788

STATE OF ~~TENNESSEE~~ Illinois
COUNTY OF Cook

The actual consideration or value, whichever is greater, for this transfer is $335,000.00

Kathryn G Scott
Affiant

Subscribed and sworn to before me, this the 30th day of January, 2020

OFFICIAL SEAL
JAMES JACKSON
Notary Public - State of Illinois
My Commission Expires July 21, 2023

Notary Public
My Commission Expires: JUL 21 2023

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Benjamin Price 1219 4th Avenue North, Nashville, TN 37208	CMG Mortgage Inc., dba CMG Financial 3160 Crow Canyon Road, Suite 400 San Ramon, California 94583	082 09 0Q 016.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Kathryn G. Scott**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Benjamin Price, single**, hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

A certain condominium located in Davidson County, Tennessee, being Unit No. 1219 of Horizontal Property Regime of 4th and Monroe, a Condominium 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 Master Deed establishing Horizontal Property Regime of 4th and Monroe of record in Instrument Number 20070619-0073328, as amended and restated in Instrument No. 20120824-0076410, 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 D to said Amended and Restated Master Deed in Instrument No. 20120824-0076410; together with a percentage interest in the common elements and voting percentage as set forth in Exhibit A-1 to said Amended and Restated Master Deed in Instrument No. 20120824-0076410 and further amended in Instrument No. 20130718-0074552, said Register's Office.

Being the same property conveyed to Kathryn G. Scott, a single woman, by Warranty Deed from Jill Whitaker, an unmarried person, of record in Instrument No. 20170413-0036392, in the Register's Office of Davidson County, Tennessee, dated April 11, 2017 and recorded on April 13, 2017.

This is ☒ improved or ☐ unimproved property located at: **1219 4th Avenue North, Nashville, TN 37208**

This conveyance is made subject to 1) Property taxes for the year 2020 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 30th day of January, 2020.

GRANTOR:

Kathryn G. Scott

Kathryn G. Scott

STATE OF Illinois
COUNTY OF Cook

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Kathryn G. Scott, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 30th day of January, 2020.

OFFICIAL SEAL
JAMES JACKSON
Notary Public - State of Illinois
My Commission Expires July 21, 2023

Notary Public
My Commission expires: JUL 21 2023

True Copy Certification

I, Brenda Shelby, 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.

Brenda Shelby

Signature

State of Tennessee
County of Sumner

Personally appeared before me, Pamela Autry, a notary public for this county and state, Brenda Shelby, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Pamela Autry

Notary's Signature

My Commission Expires: _____

