Karen Johnson Davidson County
Batch# 359545 DEEDWARR
02/18/2020 11:14:30 AM 3 pgs
Fees: $18.00 Taxes: $1,535.50
20200218-0017863

FOR OFFICIAL USE	STATE OF TENNESSEE COUNTY OF ~~Wilson~~ Sumner THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **415,000.00**. Richard K. Davis Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS 02/12/2020 Jennifer A. Hoffman Notary Public MY COMMISSION EXPIRES: 6/19/23 (AFFIX SEAL)

JENNIFER A HOFFMAN NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY My Commission Expires 06-19-2023

WARRANTY DEED

This Instrument Prepared By and Return To:

FOUR STAR TITLE LLC

2506 N. Mt. Juliet Rd, Mt. Juliet, TN 37122
File #19-2518

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Richard K. Davis	Mortgage Investors Group	**082-05-0D-001.00**
(NAME) **1606 5th Avenue North**	(NAME) 8320 E. Walker Springs Ste 200	
(ADDRESS) **Nashville, TN, 37208**	(ADDRESS) Knoxville, TN 37923	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Chad Till, married,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Richard K. Davis, an unmarried man,** 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 condominium apartment in Davidson County, Tennessee, being Unit No. 1606, of the Page Perry II, A Horizontal Property Regime with Private Elements (A Planned Unit Development), as established by the Amended and Restated Declaration of Covenants, Conditions and Restrictions for Page Perry II of record in Instrument No. 20170712-0070105, which amends prior Declarations of record in Instrument No. 20050531-0060892 and Instrument No. 20120628-0056586, Register's Office for Davidson County, Tennessee, and being located on Lot 3 on the plan of Joe Perry Subdivision, of record in Instrument No. 20000128-0009261, said Register's Office, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Chad Till by Deed dated July 5, 2012 from Kenneth S. Craig, recorded July 19, 2012, in Instrument Number 20120719-0063693, in the Register's Office of Davidson County, Tennessee. This property was purchased prior to the marriage and was never a marital residence.

This conveyance is subject to any and all bylaws, covenants, zoning regulations, building restrictions and setback lines, if any, and easement and rights for public utilities, applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

unimproved ☐
This is improved ☒ property, known as **1606 5th Avenue North, Nashville, TN 37208**
(House Number) (Street) (City, State) (Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), his/her/their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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, representatives and assigns, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever 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, this instrument has been executed on this the **12th** day of **February, 2020**.

Chad Till

STATE OF **TENNESSEE**
COUNTY OF **WILSON**

Before me, the undersigned Notary, in and for said county and state, personally appeared the within named **Chad Till,** with whom I am personally acquainted, or proved 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 official seal on this the **12th** day of **February, 2020**.

NOTARY PUBLIC

My Commission Expires: 10/24/2020

MICHELE MAZZANTI
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

True Copy Certification

I, Jennifer Hoffman, 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.

Jennifer A Hoffman
Signature

State of Tennessee

County of Sumner

Personally appeared before me, Patti Robitaille, a notary public for this county and state, Jennifer HOFFMAN who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Patti Robitaille
Notary's Signature

My Commission Expires: 3/1/2023
Notary' Seal (if on paper)

PATTI ROBITAILLE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY