WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $820,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF FEBRUARY, 2020.

Notary Public

MY COMMISSION EXPIRES: 10/2/23

(AFFIX SEAL)

LILLIAN TURMAN
TENNESSEE NOTARY PUBLIC
My Comm Exp. 10/2/2023
COUNTY OF DAVIDSON

R-PR-19-4016

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Daniel A. Horwitz and Celeste Page Krugman	New Owner	
(NAME)	(NAME)	**103-08-0-303.00**
4016 Westlawn Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **SERGIO TONINI AND PAMELA TONINI, HUSBAND AND WIFE AND CHRIS EKEBERG, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **DANIEL A. HORWITZ AND CELESTE PAGE KRUGMAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of Re-Plat of Part of Lot# 353 Richland Realty Company West Lawn Subdivision of record in Plat at Instrument No. 20161221-0134303, 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 Sergio Tonini and Pamela Tonini, husband and wife and Chris Ekeberg, unmarried, as joint tenants with right of survivorship by Warranty deed from Katherine J. Waymire and Brandon Waymire, wife and husband of record in Instrument No. 20171020-0107760 Register's Office for Davidson County, Tennessee, dated October 20, 2017 and recorded on October 20, 2017.

This conveyance is subject to:
- Taxes for the year 2020 and subsequent years.
- Plan of record in Plat Book 421, Page 32, Register's Office for Davidson County, Tennessee.
- Plan of record in Plat at Instrument No. 20161221-0134303, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **4016 Westlawn Drive, Nashville, Tennessee 37209**.

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), 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 and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), 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.

Karen Johnson Davidson County
Batch# 372488 DEEDWARR
03/16/2020 08:54:30 AM 3 pgs
Fees: $18.00 Taxes: $3,034.00
20200316-0028540

Witness my/our hand(s) this the 14th DAY OF FEBRUARY, 2020.

Sergio Tonini by Laura Mitchell, Attny-in-fact
Sergio Tonini by Laura Mitchell as Attorney in Fact

Pamela Tonini by Laura Mitchell, Attny-in-fact
Pamela Tonini by Laura Mitchell as Attorney in Fact

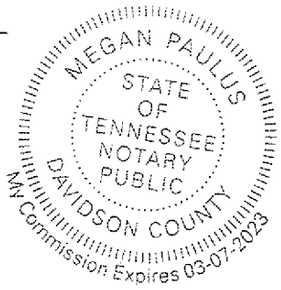
Chris Ekeberg by Laura Mitchell, Attny-in-fact
Chris Ekeberg by Laura Mitchell as Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LAURA MITCHELL, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of SERGIO TONINI AND PAMELA TONINI AND CHRIS EKEBERG, and who acknowledged he/she/they executed the same as the free act and deed of the said SERGIO TONINI AND PAMELA TONINI AND CHRIS EKEBERG.

Witness my hand and official seal, this the 14th of February, 2020.

Megan Paulus
Notary Public
My Commission Expires: 3/7/23
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

True Copy Certification

I, **Jennifer Pennell**, 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.

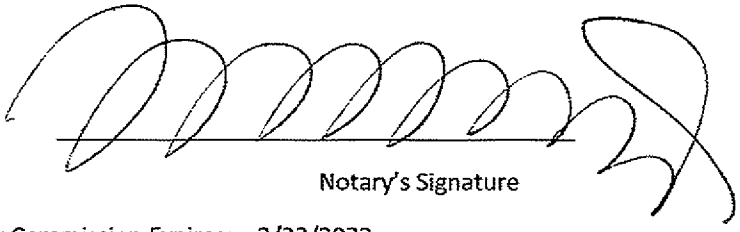


Signature

State of Tennessee

County of Dickson

Personally appeared before me, **Frances Wymonett Rose**, a notary public for this county and state, **Jennifer Pennell** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



Notary's Signature

My Commission Expires: 2/22/2022

