Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr., Ste 290
Brentwood, TN 37027
B20-0718



STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $600,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 6 day of April, 2020

Notary Public

Commission Expires: Denis W. Patterson Notary Public Stamford, Connecticut My commission expires 12/31/23

Address of New Owner	Send Tax Bills To:	Map & Parcel
Stephanie Anne Hill 808 B Halcyon Avenue Nashville, TN 37204	same owner	118-01-4E-002.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Martin Soto, an unmarried man

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Stephanie Anne Hill, a single woman,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit No. "B", on the Plan of Horizontal Property Regime of The Cottages of Halcyon, filed as Exhibit "B", to and established by the Master Deed of record in Instrument No. 20140624-0054891, Registers Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description of said unit.

Being a portion of the same property conveyed to Martin Soto, unmarried by Warranty deed from The Twin Team, LLC of record in Instrument No. 20150306-0019290 Register's Office for Davidson County, Tennessee, dated February 27, 2015 and recorded on March 06, 2015.

Karen Johnson Davidson County
Batch# 383930 DEEDWARR
04/09/2020 12:51:21 PM 2 pgs
Fees: $13.00 Taxes: $2,220.00

20200409-0037743

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 628-20-008

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is **improved** property known as: 808 B Halcyon Avenue, Nashville, TN 37204

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 so 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. Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

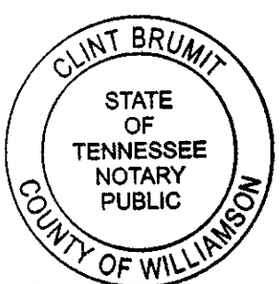
Dated this the 6th day of April, 2020.

Martin Soto

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Martin Soto** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee this 6th day of April, 2020.



(Notary Seal)

Notary Public
My Commission Expires: 11/19/23