THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 200426170

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

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $1,100,000.00.

M. Spitznagle
Affiant

Subscribed and sworn to before me, this 30th day of April, 2020.

J Anderson
Notary Public
My Commission Expires: ____

Karen Johnson Davidson County
Batch# 394415 DEEDWARR
05/01/2020 10:33:02 AM 2 pgs
Fees: $13.00 Taxes: $4,070.00

20200501-0045711

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Paige M. Harris and Krista A. Gyarmati 2017 Galbraith Drive, Unit B Nashville TN 37215	New Owner	Tax Parcel ID No. 131-02-4J-002.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Joshua Alan Malnofski, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Paige M. Harris and Krista A. Gyarmati, a married couple**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 2 on the plan of The Cottages at Galbraith Drive, as shown on Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions of The Cottages at Galbraith Drive, a Horizontal Property Regime with Private Elements of record in Instrument No. 20151001-0099966, Register's Office for Davidson County, Tennessee , to which plan reference is made for a more complete and accurate description thereof.

Being the same property conveyed to JOSHUA ALAN MALNOFSKI , by deed from RONALD A. LOGAN AND WIFE, CAROL LOGAN, of record in Instrument No. 20050525-0058809, dated May 17, 2005, said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2020 and subsequent years for Map-Par. 131-02-4J-002.00 CO.

Matters shown on the Plan of record in Plat Book 843, page 66, said Register's Office.

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Instrument No. 20151001-0099966, said Register's Office.

This is improved property located at 2017 Galbraith Drive, Unit B Nashville TN 37215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant

and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular 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 April, 2020.

Joshua Alan Malnofski

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Joshua Alan Malnofski, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of April, 2020.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 09, 2022