WARRANTY DEED

Karen Johnson Davidson County
Batch# 410791 **DEEDWARR**
06/05/2020 08:55:44 AM 2 pgs
Fees: $13.00 Taxes: $1,676.10

20200605-0057794

W-SB-VRES-20-1213

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $453,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF JUNE, 2020.

Notary Public

MY COMMISSION EXPIRES: 7/6/20

(AFFIX SEAL)

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)
Sarah Beth Faenza and Thomas Joseph Faenza	**SWBC Mortgage**	
(NAME)	(NAME)	
1213 10th Ave	**9311 San Pedro Ave., Ste. 100**	**081-16-0O-024.00-CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208	**San Antonio, TX 78216**	
(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, **BRITTON KINNARD, AN UNMARRIED MAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **SARAH BETH FAENZA AND THOMAS JOSEPH FAENZA, WIFE AND HUSBAND,** 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 Unit 24, Ludlow Row on 10th, as shown on plat of record in Instrument No. 20170601-0054368, corrected in Instrument No. 20171012-0104601, amended in Instrument No. 20180626-0061478, amended in Instrument No. 20181130-0117111, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Britton Kinnard, an unmarried man by Warranty Deed from Cottingham Development, LLC, a Tennessee limited liability company of record in Instrument No. 20181029-0106643 Register's Office for Davidson County, Tennessee, dated October 24, 2018 and recorded on October 29, 2018.

This conveyance is subject to:
- Taxes for the year 2020 and subsequent years.
- All matters shown on the Plan of record in Plat Book 21, Page 23, Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Instrument Number 20170601-0054368, corrected in Instrument No. 20171012-0104601, and First Amendment in Instrument No. 20180626-0061478 and further amended in Instrument No. 20181130-0117111, Register's Office for Davidson County, Tennessee.
- Charter of record in Instrument Number 20170601-0054367, in the Register's Office for Davidson County, Tennessee.
- Declaration of Restrictions and Covenants for stormwater facilities of record in Instrument Number 20170612-0058589 and Instrument No. 20180706-0065557, in the Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement for Sanitary Sewer, Drainage, Water Mains, Pumps and Appurtenances of record in Instrument Number 20170818-0085055, in the Register's Office for Davidson County, Tennessee.
- Public Right-of-way easements of record in Instrument Number 20180627-0062074, and Instrument No. 20180627-0062075, in the 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: **1213 10th Ave, Nashville, Tennessee 37208**.

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.

Witness my/our hand(s) this the 1st DAY OF JUNE, 2020.

Britton Kinnard

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 1st of June, 2020.

Notary Public
My Commission Expires:
(SEAL)

Margaret R. Means
State of Tennessee Notary Public
Davidson County
My Commission Expires September 7, 2021

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