Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

Karen Johnson Davidson County
Batch# 437619 DEEDWARR
07/15/2020 09:07:30 AM 3 pgs
Fees: $18.00 Taxes: $1,757.50
20200715-0077200

39-B
File #20-1281

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Imperial Home Group, LLC, a Tennessee limited liability company**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Nicholas J. Wittig and Alexandria Jones, tenants in common with right of survivorship,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Unit A, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for 1619 Northview Avenue, a Horizontal Property Regime with Private Elements of record as Instrument No. 20190923-0096393 and being shown on Plat attached thereto as Exhibit "A", 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 a portion of the same property conveyed to Norman Marik, a married person by Special Warranty Deed (Corporation) from GMAC Mortgage, LLC of record in Instrument No. 20090310-0021596 Register's Office for Davidson County, Tennessee, dated February 11, 2009 and recorded on March 10, 2009.

Being a portion of the same property conveyed to Imperial Home Group, LLC, a Tennessee Limited Liability Company by Warranty deed from Norman Marik and Dorothy Marik, husband and wife of record in Instrument No. 20190805-0076959 Register's Office for Davidson County, Tennessee, dated July 29, 2019 and recorded on August 05, 2019.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

This is improved property, known as: 1619 B Northview Avenue, Nashville, TN 37216.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT	TAX MAP-PARCEL #:
Nicholas J. Wittig 1619 B Northview Avenue Nashville, TN 37216	**New Owner**	072-14-1U-001.00CO

WITNESS THE EXECUTION HEREOF this 10th day of July, 2020.

Imperial Home Group, LLC , a Tennessee limited liability company

Ben Wright, Sole Member
By: Ben Wright, sole member

State of Tennessee)
County of Davidson)

Personally appeared before me the undersigned, a Notary Public in and for the State and County aforesaid, Ben Wright, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and that he executed the within instrument for the purpose therein contained, and who further acknowledged that he sole member of Imperial Home Group, LLC and that he is authorized to execute this instrument, and that he has executed this instrument on behalf Imperial Home Group, LLC as sole member.

Notary Public

My Commission Expires: 3/8/22

ANGELA Y. POSTON-WILLIAMSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 475,000.00.**

Affiant

Sworn and subscribed before me on this the 10th day of July, 2020.

Notary Public

My Commission Expires: 3/8/21

STEVEN PAUL DISSELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, Steven Disser, 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 TN

County of Davidson

Personally appeared before me, Melissa Shaffer, a notary public for this county and state, Steven Disser 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: 11/8/22.

Notary's Seal (If on paper)

MELISSA R SHAFFER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

202007150077200