WARRANTY DEED	Karen Johnson Davidson County Batch# 446581 DEEDWARR 07/30/2020 08:15:52 AM 2 pgs Fees: $13.00 Taxes: $273.80 20200730-0083816

Address New Owners as:	Tax Bill To:	Map / Parcel
James Fineman 415 Church Street Unit 1413 Nashville, TN 37219	New Owner	081073C00200CO

This instrument prepared by: Notestine Law Firm, Attorneys at Law, 109 Kenner Avenue, Suite 201, Nashville, Tennessee 37205.

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **Justin Cutler,** (The "Grantor") has bargained and sold, and by these presents do transfer and convey unto, **James Fineman** (The "Grantee"), Grantee's heirs and assigns, certain tracts or parcels of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Unit B of Buchanan Nordic Residences, and described in Declaration of Covenants, Conditions and Restrictions in Instrument Number 20170421-0039410, Register's Office for said County, to which reference is hereby made. The easements, restrictive covenants conditions and regulations imposed upon an relating to the units, property, co-owners and tenants, the final plat filed as Exhibit "C" to said Declaration and By-Laws appended thereto as Exhibit "B", said Register's Office, are incorporated hereby reference and made a part of the same as though copied herein for a more complete identification and description of said Unit.

Being the same property conveyed to Justin Cutler by Successor Trustee's Deed from Robert J Notestine III as successor Trustee dated July 16th 2020, of record in Instrument Number 20200722-0080713, said Register's Office for Davidson County, Tennessee.

This is improved property known as 1806 B 15th Avenue North, Nashville, TN 37208.

This conveyance is subject to the following:

1. Taxes for 2020 and subsequent years, a lien not yet due and payable. Map & Parcel: 081070265C0
2. Covenants as of record in Instrument No. 20170421-0039410, said Register's office
3. Subject to matters as disclosed on plat Book 161, page 44 and Instrument No. 20170421-0039410
4. Charter of Buchanan Nordic Residence HOA of record in instrument NO. 2017-0501-0042225, said Register's Office.

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

The actual consideration or value, whichever is greater for this transfer is $74,000.00

Affiant

Subscribed and sworn to before me this 28 day of July, 2020.

Notary Public

My Commission Expires: 11-26-22

VICKY W. MCMILLEN
STATE OF TENNESSEE NOTARY PUBLIC
DICKSON COUNTY

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

And Grantors do covenant with the said Grantee that the Grantors are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantors do further covenant and bind themselves, their heirs, successors and assigns, to warrant and forever defend the title to the Property to the said Grantee, its successors and assigns, against the lawful claims of all persons whomsoever.

Witness my hand this 28 day of July, 2020.

Justin Cutler

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Before me, the undersigned of the state and county mentioned, personally appeared Justin Cutler, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), to be the persons whose names are subscribed to this instrument, and acknowledged that they executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal, at Nashville, Tennessee, this 28th day of July, 2020.

Notary Public

My Commission Expires: 11-26-22

VICKY W. MCMILLEN
STATE OF TENNESSEE NOTARY PUBLIC
DICKSON COUNTY