Name and Address of New Owner:
Daniel Ontenient and Karisa Grizzle
813A Knox Avenue
Nashville, TN 37204

Send Tax Bills To:
New Owner

This Instrument Prepared By:
Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

Map & Parcel No: 118014V00100CO

Karen Johnson Davidson County
Batch# 465351 DEEDWARR
08/27/2020 10:00:51 AM 2 pgs
Fees: $13.00 Taxes: $2,689.53
20200827-0097172

WARRANTY DEED

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 legal sufficiency of which are hereby irrevocably acknowledged, **Catherine Eppen, an unmarried woman**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Daniel Ontenient and Karisa Grizzle,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Unit A of 813 Knox Avenue Homes, a Planned Unit Development, as shown on Exhibit "B" in the Declaration of Covenants, Conditions and Restrictions for 813 Knox Avenue Homes, a Horizontal Property Regime with Private Elements pursuant to Tennessee Code Annotate Section 66-27-103(b) of record in Instrument Number 20160414-0035881, Register's Office for Davidson County Tennessee, to which reference is hereby made for a more complete and accurate legal description of said unit. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the unit, property, co-owners and tenants of 813 Knox Avenue Homes, a Horizontal Property Regime contained in said Declaration, the plat filed at Exhibit "B" to said Declaration appearing in Instrument Number 20160414-0035881 and Bylaws appended hereto as Exhibit "C", said Register's Office, are incorporated herein by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to Catherine Eppen, an unmarried woman by Warranty Deed from Aspen Construction Investments, LLC, a Tennessee limited liability company dated March 15th 2018 and recorded March 19th 2018 of record in Instrument No. 20180319-0025704 in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to the current year's property taxes which have been paid and prorated, subsequent years taxes are assumed by the Grantees, including Rollback taxes, if any, all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

Improved property known as: 813A Knox Avenue, Nashville, TN 37204

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 26th day of August, 2020.

Catherine Eppen (SEAL)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 26th day of August, 2020, before me personally appeared Catherine Eppen, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 26th day of August, 2020.

GREG FAIRBANKS NOTARY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires NOV. 8, 2021

Notary Signature
My commission expires: 11.8.2021

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $726,900.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
26th day of August, 2020.

Notary Public
My commission expires: 11/17/20
File No. 20-1229

CHRISTINE N. ARMSON NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY