THIS INSTRUMENT PREPARED BY:	STATE OF TN COUNTY OF Williamson
The Row Title & Escrow, LLC **20 Music Square West, Suite 200** **Nashville, TN 37203**	The actual consideration or value, whichever is greater, for this transfer is: $770,000.00 Affiant Subscribed and sworn to before me, this 1st day of Sept, 2020. Notary Public My Commission Expires:

REBECCA SHUKIS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 12/15/2021
COUNTY OF WILLIAMSON

Karen Johnson Davidson County
Batch# 469318 DEEDWARR
09/03/2020 11:47:30 AM 3 pgs
Fees: $18.00 Taxes: $2,849.00
20200903-0100613

WARRANTY DEED

Address New Owner:	Send Tax Bills to:	Tax Information:
David Jasper 1418A 15th Avenue South Nashville, TN 37212	New Owner	Tax Parcel ID No. 105-05-3E-001.00

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **TODD MICHAEL LOPEZ AND DEBORAH LORRAINE, HUSBAND AND WIFE** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **DAVID JASPER, AN UNMARRIED MAN**("Grantee"), his successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davison County, Tennessee, being Unit No. 1418 A, on the plan of Homes at 1418 15th Avenue South, as shown on Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions of Homes at 1418 15th Avenue South, a Horizontal Property Regime with Private Elements of record in Instrument No. 20170522-0050639, 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 TODD MICHAEL LOPEZ AND DEBORAH LORRAINE, HUSBAND AND WIFE, by deed from WILLIAM BLAINE BUTLER, UNMARRIED AND GEORGE E. BUTLER,, MARRIED, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP, of record in Instrument No. 20181003-0098193, dated September 27, 2018, said Register's Office.

This is improved property commonly known as: **1418A 15th Avenue South, Nashville, Tennessee 37212.**

This conveyance is subject to all zoning and setback requirements, all general utility, sewer, drainage and any other easements and restrictions of record, the lien for property taxes that are not delinquent, any and all subdivision or condominium declarations, covenants, and restrictions of record, and any matters shown on any applicable plat.

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

And Grantors covenant that they have lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantors further covenant and bind themselves, their successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, his 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, Grantors have executed this instrument on this 1st day of September, 2020.

TODD MICHAEL LOPEZ

DEBORAH LORRAINE

STATE OF Tennessee)
)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **TODD MICHAEL LOPEZ AND DEBORAH LORRAINE**, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 1st day of September, 2020.

BRADLEY T. BALD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-03-2020

Notary Public
My Commission Expires: _____

True Copy Certification

I, **Jennifer Pennell**, 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 Tennessee

County of Dickson

Personally appeared before me, **Frances Wymonett Rose,** a notary public for this county and state, **Jennifer Pennell** 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: 2/22/2022

FRANCES WYMONETT ROSE
STATE OF TENNESSEE NOTARY PUBLIC
DICKSON COUNTY
My Commission Expires 02-22-2022