Prepared by:

615 Title, LLC
807 Bradford Avenue
Nashville, Tennessee 37204

Karen Johnson Davidson County
Batch# 475352 DEEDWARR
09/14/2020 03:12:30 PM 3 pgs
Fees: $18.00 Taxes: $1,775.63
20200914-0104747

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $479,900.00.

Affiant

Subscribed and sworn to before me this 11th day of September, 2020.

Notary Public
My Commission Expires: 3/8/2021

CARRIE CALLAHAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

2020-560

Address of New Owner:	Send Tax Bills to:	Tax Information:
Christian McCollum and Bailey McCollum	BancorpSouth Bank	
1714A Delta Avenue	PO Box 3356	081-12-1B-001.00-CO
Nashville, TN, 37208	Tupelo, MS 38803	

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Benjamin Kozakiewicz, a single man,

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Christian Alexander McCollum and Bailey Dunn McCollum, husband and wife,

hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

Land in Davidson County, Tennessee, being Unit No. A on the Plan of 1714 A & B Delta Avenue Townhomes, a Horizontal Property Regime with Private Elements, created under Title 67, Section 27-101, et seq., as amended, Tennessee Code Annotated, as established by Declaration of Covenants, Conditions and Restrictions for 1714 A & B Delta Avenue Townhomes, of record in Instrument No. 20160923-0100737, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto. Reference is hereby made to the Plan of 1714 A & B Delta Avenue Townhomes, as shown on Exhibit "C" to the said Declarations of record in Instrument No. 20160923-0100737, said Register's Office, for a more complete identification and description of said unit.

Being the same property conveyed to Benjamin Kozakiewicz, unmarried by Warranty deed from March Ventures, LLC, a Tennessee limited liability company of record in Instrument No. 20180302-0020009 Register's Office for Davidson County, Tennessee, dated March 01, 2018 and recorded on March 02, 2018.

This conveyance is subject to any and all restrictions and easements of record.

This is improved property located at **1714A Delta Avenue, Nashville, TN 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 GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 our hands this 11th day of September, 2020.

Benjamin Kozakiewicz

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal at Nashville, Tennessee, this 11th day of September, 2020.

KIMBRA SPANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public
My Commission Expires: 2/20/2023

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, Adam G. LaFevor, do hereby make oath that I am 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.

Adam G. LaFevor

State of TENNESSEE
County of DAVIDSON

Personally appeared before me, the undersigned, a notary public for the above referenced county and state, Adam G. LaFevor, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

MY COMMISSION EXPIRES: 5/9/23
NOTARY'S SEAL

