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WARRANTY DEED

Karen Johnson Davidson County
Batch# 476353 **DEEDWARR**
09/16/2020 08:46:23 AM 2 pgs
Fees: $13.00 Taxes: $1,674.25

20200916-0105518

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $452,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of September, 2020

Notary Public I. Dyke Tatum

MY COMMISSION EXPIRES: May 03, 2021

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Boulevard, Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Iago Goncalves Seffrin and Courtenay M. Ladner	Better Mortgage Corporation	103020K01000CO
(NAME)	(NAME)	
200 D Oceola Avenue	120 Broadway, 5th Floor	103020K01000CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	New York, TN 10271	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Jami R. Burnett and husband, Kris S. Moore,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Iago Goncalves Seffrin, an unmarried man and Courtenay M. Ladner, an unmarried woman as joint tenants with the right of survivorship,** hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land situated in Davidson County, Tennessee, being Unit 10, as established in Declaration of Covenants, Conditions and Restrictions for Catalyst Nashville, a Horizontal Property Regime with Private Elements of record in Instrument No. 20150113-0003593, in the Register's Office for Davidson County, Tennessee with Plat attached as Exhibit "C" to which reference is hereby made for a more particular description of said property.

Being the same property conveyed to Jami R. Burnett and husband, Kris S. Moore by deed dated April 4, 2016 from Catalyst Nashville LLC, a Tennessee Limited Liability Company of record in Instrument No. 20160406-0033165, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 200 D Oceola Avenue, Nashville, TN 37209
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 my/our hands this 15th day of September, 2020.

Jami R. Burnett

Kris S. Moore

State of Tennessee
County of Davidson

On this 15th day of September, 2020, before me, a Notary Public, within and for the State and County aforesaid, personally appeared Jami R. Burnett and Kris S. Moore, the within named bargainor with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument and that they executed the within instrument for the purposes therein contained as their free act and deed.

Witness my hand and official seal this 15th day of September, 2020.

Notary Public I. Dyke Tatum
My Commission Expires: May 03, 2021

File No.: 20-Seffinn

I. DYKE TATUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY