WARRANTY DEED

Karen Johnson Davidson County
Batch# 493715 DEEDWARR
10/12/2020 08:54:27 AM 2 pgs
Fees: $13.00 Taxes: $1,739.00

20201012-0118004

JASON R. JONES NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $470,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th day of October, 2020

Notary Public

MY COMMISSION EXPIRES: 12/1/2020

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lighthouse Title and Escrow, 301 S. Perimeter Park Drive, Suite 125, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Kate Boots Kolton Stephens	Ally Bank	091-08-0M-002.00-CO
(NAME)	(NAME)	
4606-B Michigan Avenue	440 South Church Street	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Charlotte, NC 28202-2028	
(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, **Jessica Kern,** a married woman, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **KATE J. BOOTS, AN UNMARRED WOMAN, AND KOLTON B. STEPHENS,** An **UNMARRIED MAN,** 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 in Davidson County, Tennessee, being Unit B of 4606 Michigan Avenue Homes, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for 4606 Michigan Avenue Homes, a Horizontal Property Regime with Private Elements, of record as Instrument Number 20160912-0095876, and Scrivener's Affidavit in Instrument Number 20170424-0039762, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of 4606 Michigan Avenue Homes, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat files as Exhibit "B" to said Declaration appearing in Instrument Number 20160912-0095876, and Scrivener's Affidavit in Instrument Number 20170424-0039762, and By-Laws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being the same property conveyed to JESSICA KERN, AN UNMARRIED WOMAN from SLEGAE, LLC, by Warranty Deed on July 6, 2017, of record in Instrument Number 20170710-0069288, Register's Office for Davidson County, Tennessee.

Subject to Declaration of Covenants, Conditions and Restrictions for 4606 Michigan Avenue Homes, a Horizontal Property Regime with Private Elements, of record as Instrument Number 20160912-0095876, and Scrivener's Affidavit in Instrument Number 20170424-0039762, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of 4606 Michigan Avenue Homes, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat files as Exhibit "B" to said Declaration appearing in Instrument Number 20160912-0095876, and Scrivener's Affidavit in Instrument Number 20170424-0039762, and By-Laws appended thereto as Exhibit "C", said Register's Office for Davidson County, Tennessee.

Subject to any and all zoning regulations, building restrictions, setback lines, if any, and all easements for public utilities.
Taxes have been prorated and assumed by the Grantee(s).

This property has never been the marital residence of the seller.

unimproved ☐

This is improved ☑ property, known as 4606-B Michigan 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 9th day of October, 2020.

Jessica Kern

State of Tennessee
County of Davidson

Personally appeared before me Jessica Kern, with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 9th day of October, 2020.

Notary Public Judith C. Jacobs
My Commission Expires: 9-10-23

File No.: 202008076

