RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: TN2014510

Karen Johnson Davidson County
Batch# 509907 DEEDWARR
11/06/2020 01:55:34 PM 2 pgs
Fees: $13.00 Taxes: $1,524.40

20201106-0130679

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $412,000.00.

Kaitlin Hansen
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of October, 2020.

NOTARY PUBLIC

My commission expires:

RYAN TERRELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 05-02-2022

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kaitlin Hansen 1411A Arthur Avenue Nashville, TN 37208	Same address as new owner	081-16-0I-001.00 CO

FOR AND IN CONSIDERATION of the sum of Four Hundred Twelve Thousand and 00/100 Dollars ($412,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **PAULA WATSON AND ROBERT WATSON, WIFE AND HUSBAND**, hereinafter called the Grantor(s), have bargained and sold and by these presents do hereby transfer and convey unto; **KAITLIN HANSEN, A SINGLE WOMAN**, hereinafter called the Grantee(s), her heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. 1411A on the Plan of 1411 Arthur Avenue Townhomes, a Horizontal Property Regime with private elements, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, as established by Declaration of Covenants, Conditions and Restrictions of 1411 Arthur Avenue Townhomes, of record in Instrument No. 20150923-0096504, Register's Office for Davidson County, Tennessee, including without limitation by By-Laws appended thereto, said register's Office, together with the undivided percentage interest in the Common elements appurtenant to said Unit, as set forth in said Declaration of Covenants. Reference is hereby made to the Plan of 1411 Arthur Avenue Townhomes, shown on Exhibit "C" to the Declaration of Covenants of record in Instrument No. 20150923-0096504, Register's Office for Davidson County, Tennessee, for a more complete identification and description of said unit.

Being the same property conveyed to Paula Watson and Robert Watson, wife and husband from Hybrid Phoenix Holdings, LLC, a Tennessee limited liability company, by Warranty Deed dated 03/30/2017 and recorded 04/03/2017 in Instrument No. 20170403-0031953, Register's Office of said County.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 1-86-0025-20-1411A

The address of the herein described property is believed to be 1411A Arthur Avenue, Nashville, TN 37208, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), her heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2020 property taxes, which taxes are being prorated between the parties, and are being paid at closing.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), her heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 28th day of October, 2020.

ROBERT WATSON

PAULA WATSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Robert Watson and wife, Paula Watson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 28th day of October, 2020.

Notary Public
My commission expires: 11/16/22

