Name and Address of New Owner:
Jachovian L. Woods and Jonathan P. Wynn
1200 Meharry Boulevard
Nashville, TN 37208

Send Tax Bills To:
New Owner

This Instrument Prepared By:
Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

Karen Johnson Davidson County
Batch# 517055 DEEDWARR
11/16/2020 12:58:16 PM 2 pgs
Fees: $13.00 Taxes: $1,628.00
20201116-0134966

Map & Parcel No: 081160D00200CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Stephen K. Paletta and Vanessa E. Paletta, husband and wife**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Jachovian L. Woods, a single man and Jonathan P. Wynn, a single man,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Unit B, on the Horizontal Property Regime for 12th & Meharry Condominium, as recorded in the Master Deed of record in Instrument No. 20080214-0014820 and amended to be called "12th & Meharry Cottages" in Instrument No. 20141106-0102718, Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description together with an undivided percentage interest in the common elements allocated to said unit as set forth in said Master Deed.

Being the same property conveyed to Stephen K. Paletta and Vanessa E. Paletta, husband and wife by Warranty Deed from Urban Dwell Homes LP, a Tennessee Limited Liability Partnership, dated May 29, 2015, of record in Instrument No. 20150602-0051276, Register's Office, Davidson County, Tennessee.

This conveyance is subject to the current year's property taxes which have been paid and prorated, subsequent years taxes are assumed by the Grantees, including Rollback taxes, if any, all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

Improved property known as: 1200 Meharry Boulevard, Nashville, TN 37208

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 10th day of November, 2020.

Stephen K. Paletta by Chase Wood (SEAL) Attorney-in-Fact
Stephen K. Paletta, by Chase Wood
Attorney-in-Fact

Vanessa E. Paletta by Chase Wood (SEAL) Attorney-in-Fact
Vanessa E. Paletta, by Chase Wood
Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 10th day of November, 2020, before me personally appeared Chase Wood, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Stephen K. Paletta and Vanessa E. Paletta pursuant to a Specific Power of Attorney October 6, 2020 and filed of record in Instrument No. * and No. **, in the Register's for Davidson County, Tennessee, and further acknowledged that he executed the same as the free act and deed of Stephen K. Paletta and Vanessa E. Paletta, as their attorney in fact.

* 20201116-0134904
** 20201116-0134905

Witness my hand, at office, this 10th day of November, 2020.

GREG FAIRBETTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires NOV. 8, 2021

Notary Signature
My commission expires: 11.8.2021

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$440,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Lakin Singleton
(Affiant)

April G. Nichols State of Tennessee Notary Public Williamson County

Sworn to and subscribed before me this
10th day of November, 2020.

Notary Public
My commission expires: 12-24-2023
File No. 20-1495