Karen Johnson Davidson County
Batch# 526525 DEEDWARR
12/08/2020 11:03:30 AM 3 pgs
Fees: $18.00 Taxes: $1,554.00
20201208-0142370

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $420,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF NOVEMBER, 2020.

Notary Public

MY COMMISSION EXPIRES: NOV 0 8 2021
(AFFIX SEAL)

J. ANDREW WILEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

B-C-20-1832B

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Katharine Mindigo	New Owner	
(NAME)	(NAME)	
1832 B N 9th Avenue		**081-08-3G-002.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **BENJAMIN HOUSTON HALEY, UNMARRIED AND THOMAS GRANT HALEY, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **KATHARINE MINDIGO, AN UNMARRIED WOMAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, being Unit 1832B of the Homes at 1832 9th Avenue North, a Horizontal Property Regime with Private Elements, established pursuant to the provisions of the Tennessee" Horizontal Property Act: as set out in Section 66-27-101 et seq. of the Tennessee Code Annotated and is subject to the provisions and requirements thereof; to the By-Laws for the administration thereof; to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and covenants, restrictions, options, burdens, assessments and other undertakings contained in the Declaration of Covenants, Conditions and Restrictions for The Homes at 1832 9th Avenue North and By Laws appended thereto, establishing a Horizontal Property Regime of The Homes at 1832 9th Avenue North, of record in Instrument 20170619-0061085, said Registers Office.

Being the same property conveyed to Martha Butterfield and husband, Randall Haley by Quitclaim deed from Ammar, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20181101-0108551 Register's Office for Davidson County, Tennessee, dated October 31, 2018 and recorded on November 01, 2018.

Being the same property conveyed to Benjamin Houston Haley, an unmarried man and Thomas Grant Haley, an unmarried man as tenants in common with the right of survivorship by Warranty deed from Martha Butterfield and Randall Haley, wife and husband of record in Instrument No. 20181205-0118737 Register's Office for Davidson County, Tennessee, dated November 30, 2018 and recorded on December 05, 2018.

This conveyance is subject to:
- Taxes for the year 2020, a lien due and payable, but not delinquent.
- Subject to all matters shown on the Plan of record in Plat Book 21, Page 105, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20170619-0061085, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 6763, Page 752, in the Register's Office for Davidson County, Tennessee.
- Restrictions of record as Instrument Number 20120113-0004125 in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1832 B N 9th Avenue, Nashville, Tennessee 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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 hand(s) this the 30th DAY OF NOVEMBER, 2020.

Benjamin Houston Haley

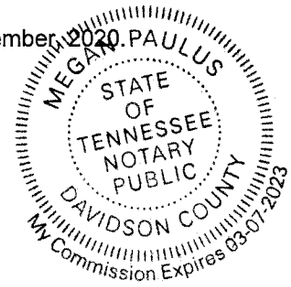
Thomas Grant Haley

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 30th of November, 2020.

Notary Public
My Commission Expires: 3/7/23
(SEAL)

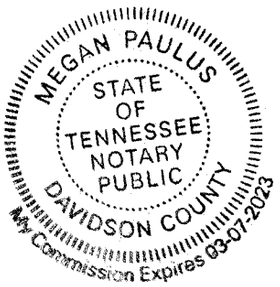


STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 30th of November, 2020.

Notary Public
My Commission Expires: 3/7/23
(SEAL)



When recorded, return to:
Momentum Title, LLC
1704 Charlotte Ave #105
Nashville, TN 37203
File #: 20-9639-RL

True Copy Certification

I, Christopher M. Corriveau, do hereby make oath that I am a licensed attorney and /or 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.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

My Commission Expires: 3-6-2024

