WARRANTY DEED

Karen Johnson Davidson County
Batch# 540196 **DEEDWARR**
12/22/2020 01:27:29 PM 2 pgs
Fees: $13.00 Taxes: $2,423.50

20201222-0152298

R-VRES-20-81

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $655,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16 DAY OF DECEMBER, 2020.

Notary Public

MY COMMISSION EXPIRES: SEPTEMBER 6, 2022

(AFFIX SEAL)

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 6, 2022

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)
Tatjana Paterno and Robert Paterno	TATJANA AND ROBERT PATERNO	
(NAME) **81 Brookwood Terrace**	(NAME) 4035 GENERAL BATES DRIVE	**103-14-0-032.00**
(ADDRESS) **Nashville, TN 37205**	(ADDRESS) NASHVILLE, TN 37204	
(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, **DANE HONHART AND ABIGAIL HONHART, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **TATJANA PATERNO AND ROBERT PATERNO, WIFE AND HUSBAND,** 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, Tennessee, being Lot No. 33 on the Plan of Hillwood Terrace, Section 2 of record in Plat Book 3300, Page 73, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Dane Honhart and Abigail Honhart, husband and wife by Warranty deed from Douglass M. Oliver and Erica B. Oliver husband and wife of record in Instrument No. 20130920-0099226 Register's Office for Davidson County, Tennessee, dated September 13, 2013 and recorded on September 20, 2013.

This conveyance is subject to:
- Taxes for the year 2021 and subsequent years.
- Plan of record in Plat Book 3300, Page 73, Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Instrument Number 20190820-0083478, Register's Office for Davidson County, Tennessee.
- Charter of record in Instrument Number 20190917-0094046, in the Register's Office for Davidson County, Tennessee.
- Easement(s) as set forth of record in Book 3315, Page 282, 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: **81 Brookwood Terrace, Nashville, Tennessee 37205**.

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 18 DAY OF DECEMBER, 2020.

Dane Honhart by Kate Nyquist as Attorney in Fact
Dane Honhart by Kate Nyquist as Attorney in Fact

Abigail Honhart by Kate Nyquist as Attorney in Fact
Abigail Honhart by Kate Nyquist as Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KATE NYQUIST, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of DANE HONHART AND ABIGAIL HONHART, and who acknowledged he/she/they executed the same as the free act and deed of the said DANE HONHART AND ABIGAIL HONHART.

Witness my hand and official seal, this the 18th of December, 2020.

William E Grones
Notary Public
My Commission Expires: 03/07/2023
(SEAL)

WILLIAM E GRONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212