THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 201231897**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $458,000.00 Affiant Subscribed and sworn to before me, this 22nd day of December, 2020. Notary Public My Commission Expires:

BRITTANY SENSABAUGH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2023

Karen Johnson Davidson County
Batch# 543820 DEEDWARR
12/31/2020 09:36:30 AM 3 pgs
Fees: $18.00 Taxes: $1,694.60
20201231-0154929

WARRANTY DEED

Address New Owner: Keith Koenig and Jennifer Koenig 1317 Litton Avenue Nashville TN 37216	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 072-10-2D-002.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Andrew Ryan Logan, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Keith Michael Koenig and Jennifer Kirsty Koenig, husband and wife**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 2 on the plan of 1315 Litton Avenue Townhomes, as shown on Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions of 1315 Litton Avenue Townhomes, a Horizontal Property Regime with Private Elements of record in Instrument No. 20161212-0130081, amended in Instrument No. 20170120-0006500 and Instrument No. 20171026-0109944, Register's Office for Davidson County, Tennessee , to which plan reference is made for a more complete and accurate description thereof.

Being the same property conveyed to ANDREW RYAN LOGAN, by deed from URBAN DWELL HOMES, LP, A TENNESSEE LIMITED PARTNERSHIP, of record in Instrument No. 20180119-0005862, dated January 16, 2018, said Register's Office.

Jennifer Logan joins in this instrument for the purpose of conveying any and all interest in said property, marital or otherwise.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2020 and subsequent years for Map-Par. 072-10-2D-002.00 CO.

Matters shown on the Plan of record in Plat Book 421, page 86, said Register's Office.

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Instrument No. 20161212-0130081, amended in Instrument No. 20170120-0006500 and Instrument No. 20171026-0109944, said Register's Office.

This is improved property located at 1317 Litton Avenue Nashville TN 37216

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 22nd day of December, 2020.

Andrew Ryan Logan

Jennifer Logan

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Andrew Ryan Logan and Jennifer Logan, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 22nd day of December, 2020.

Notary Public

My Commission Expires: _____

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-09-2022

True Copy Certification

I, Margaret Philpott, 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, Brittany Sensabaugh, a notary public for this county and state, Margaret Philpott who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

BRITTANY SENSABAUGH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2023

Notary Public

My Commission Expires: 05-09-23