WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/30/03 07:51 2pgs
Fees:13.00 Taxes:719.65

20030730-0107030

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $194,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 25TH DAY OF JULY, 2003.

Notary Public

MY COMMISSION EXPIRES: September 24, 2005.
(AFFIX SEAL)

My Commission Expires SEPT. 24, 2005

THIS INSTRUMENT WAS PREPARED BY
West End Title & Escrow, LLC, One Burton Hills Boulevard, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sandra Conrad	Sandra Conrad	117-7-J 22
(NAME) 2057 Lombardy Avenue	(NAME) 2057 Lombardy Avenue	
(ADDRESS) Nashville, Tennessee 37215	(ADDRESS) Nashville, TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Lisa Kaye Stewart, now known as, Lisa K. Seals, married, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Sandra Conrad, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Unit No. 2057 of the Kingsbridge Condominiums, a horizontal property regime established pursuant to the provisions of the Tennessee Horizontal Property Act (Tennessee Code Annotated Sections 66-27-101 through 66-27-123; herein referred to as the "Act") and the provisions of the Master Deed of the Kingsbridge Condominiums of record in Book 7105, page 777, as amended in Book 7457, page 15, Register's Office for Davidson County, Tennessee, including without limitation the by-laws appended thereto of record in Book 7105, page 804, said Register's Office (collectively the "Master Deed"), to which Master Deed reference is here made for a more complete and accurate description of said unit;

Together with the undivided percentage interest in the Common Elements (as defined in the Master Deed) appertaining to said unit and all other rights, powers, privileges and interests appertaining to said unit pursuant to the Master Deed.

Being the same property conveyed to Lisa Kaye Stewart, an unmarried person, by deed of record in Book 9485, page 448, said Register's Office.

Brady Seals, spouse of Lisa K. Stewart, now known as, Lisa K. Seals, joins in the execution of this instrument to convey any marital rights he may have in the subject property by virtue of his marriage to Lisa K. Stewart, now known as, Lisa K. Seals.

unimproved ☐

This is improved ☒ property, known as 2057 Lombardy Avenue, Nashville, TN 37215

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 hand this 25th day of July, 2003.

Lisa K. Seals

Brady Seals

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Lisa K. Stewart, now known as Lisa K. Seals, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 25th day of July, 2003.

Notary Public

PAUL F. SOPER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: 3-25-06

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Brady Seals, 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 executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 25th day of July, 2003.

Notary Public

PAUL F. SOPER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: 3-25-06