STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $103,000.00

Tess Carlson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th day of October, 2005.

Mitchell A. Watts
Notary Public

MY COMMISSION EXPIRES: October 12, 2005.
(AFFIX SEAL)

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE Sumner County, Tennessee

Davidson County DEEDWARR
Recvd: 10/07/05 11:16 2 pgs
Fees:13.00 Taxes:381.10

20051007-0121306

THIS INSTRUMENT WAS PREPARED BY
Mitchell A. Watts, Attorney at Law, 2400 Crestmoor Road Suite 102, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP
Tess Carlson	Tess Carlson	092-16-0 B
900 19th Avenue, South #507	900 19th Avenue, South #507	GROUP
Nashville, Tennessee 37212	Nashville, Tennessee 37212	PARCEL 056.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ********* One Hundred Three Thousand Dollars and Zero Cents ($103,000.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Brad Daniel and wife, Julie L. Daniel, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Tess Carlson, a single person, hereinafter called the Grantee, his/her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit.

BEING Unit No. 507, Level 7, of University Square Condominium Apartments, as established by Master Deed of record in Book 7051, page 529, Register's Office for Davidson County, Tennessee, as amended in Book 7119, page 884, together with the undivided percentage interest in the common elements appurtenant to said Unit as set forth in Exhibit "A" of said Master Deed, and as shown on the Plan of University Square Condominium Apartments of record in Plat Book 6900, page 124, said Register's Office, all to which reference is hereby made for a more complete legal description. This conveyance also includes Parking Space 14, Ground Level, of said Condominium development.

BEING the same property conveyed to Brad Daniel and wife, Julie L. Daniel, by deed dated March 30, 1998, from Alice Kelly, unmarried, of record in Book 10872, page 947, Register's Office for Davidson County, Tennessee.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property and all matters shown on the plan of record.

This is:

unimproved ☐

improved ☒ property known as 900 19th Avenue, South #507, Nashville, Tennessee 37212

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, his/her heirs and assigns forever; and we do covenant with the said Grantee 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, his/her 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 our hands this 4th day of October, 2005.

Brad Daniel

Julie L. Daniel

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, Mitchell A. Watts, a Notary Public in and for said County and State, the within named Brad Daniel and Julie L. Daniel, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 4th day of October, 2005.

Commission expires: October 12, 2005

Mitchell A. Watts Notary Public

