BILL GARRETT, Davidson County
Trans:T20090031719 DEEDWARR
Recvd: 05/13/09 13:43 2 pgs
Fees:13.00 Taxes:684.50

20090513-0044138

WARRANTY DEED

Record & Return To:
Foundation Title/Escrow
30 Burton Hills Blvd
Ste. 175
Nashville TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $185,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 11TH DAY OF MAY, 2009.

Notary Public

MY COMMISSION EXPIRES: 7/3/12
(AFFIX SEAL)

KELLY MCCALLAGHAN NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, LLC, 100 Bluegrass Commons Boulevard, Suite 2110, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Wing T. Lee and Winnie S. Lee	New owner	104040E51000CO
(NAME)	(NAME)	
1101 18th Avenue South, #510	10355 Welleby Isle Blvd	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212	Sunrise FL. 33351	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in 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, I/WE, **Bradley S. Troxel and Lori Troxel**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Wing T. Lee and Winnie S. Lee**, husband and wife 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:

LAND in Davidson County, Tennessee, Being Unit 510, 1101 EIGHTEENTH AVENUE, SOUTH, as shown in Master Deed recorded at Instrument No. 20060807-0096688, Rerecorded at Instrument No. 20060817-0101760, in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Bradley S. Troxel and Wife Lori Troxel by Warranty Deed from Martin H. Heflin, Managing Member of 1101 Eighteenth Partners, LLC a Tennessee Limited Liability Company, dated October 16, 2007 and recorded in Instrument No. 20071024-0125682, in the Register's Office of Davidson County, Tennessee.

Parking Space Number 42 is included as an appurtenance to this Unit. This Appurtenance is Deeded with the Unit and is not Transferable in any fashion except with a Transfer of the Unit.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 1101 18th Avenue South, #510, Nashville, TN 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 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, has 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 our hands this 4th day of May, 2009.

Bradley S. Troxel

Lori Troxel

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, **Bradley S. Troxel and Lori Troxel**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 4th day of May, 2009.

Notary Public

My commission expires: 7/3/12

KELLY ANN CALLAGHAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON