BILL GARRETT, Davidson County
Trans: T20130071751 DEEDWARR
Recvd: 08/20/13 10:26 2 pgs
Fees: 13.00 Taxes: 386.65

20130820-0087532

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $104,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF August, 2013.

Notary Public

MY COMMISSION EXPIRES: 10/15/16
(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

B-FSBO-13-907

**THIS INSTRUMENT WAS PREPARED BY**
Rudy Title and Escrow
2012 21st Avenue South
Nashville, TN 37212

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP / PARCEL NUMBER (S) |
|---|---|---|
| **Fredrick Eisele** (NAME) | **Fredrick Eisele** (NAME) | |
| **907 18th Avenue S. #205** (ADDRESS) | **907 18th Avenue S. #205** (ADDRESS) | **092-16-0J-206.00** |
| **Nashville, TN 37212** (CITY) (STATE) (ZIP) | **Nashville, TN 37212** (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we **KAREN SEITHER FEJTA, UNMARRIED,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **FREDRICK EISELE AND WIFE, LINDA EISELE, AND SCOTT EISELE, AS TENANTS IN COMMON WITH THE RIGHT OF SURVIVORSHIP,** hereinafter called the Grantee(s), their heirs 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 UNIT NO. 206, SOUTH SQUARE CONDOMINIUMS, AS ESTABLISHED UNDER MASTER DEED OF RECORD IN INSTRUMENT NUMBER 20070710-0082274, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH MASTER DEED REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF SAID UNIT.**

**BEING THE SAME PROPERTY CONVEYED TO KAREN SEITHER FEJTA, UNMARRIED BY DEED FROM WADE HADLEY, JR., UNMARRIED OF RECORD AT INSTRUMENT NO. 20110818-0064101, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED AUGUST 12, 2011 AND RECORDED ON AUGUST 18, 2011.**

**THIS CONVEYANCE IS SUBJECT TO A) 2013 PROPERTY TAXES, WHICH HAVE BEEN PRORATED AND ASSUMED BY THE GRANTEE (S) HEREIN; B) INSTRUMENTS OF RECORD AS REFERENCED IN PLAT BOOK 1, PAGE 81, AND PLAT BOOK 1, PAGE 69 SAID REGISTER'S OFFICE; C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD AND/OR NOT STATED HEREIN.**

This is
( ) unimproved
( X ) Improved
property known as **907 18th Avenue S. #206 Nashville, Tennessee 37212**
(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 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 15th day of August, 2013.

Karen Seither Fejta

STATE OF WA

COUNTY OF King

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Karen Seither Fejta, 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/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 15th day of August, 2013.

Kimberly R. Kerr
Notary Public

My Commission Expires: 07-09-14

(SEAL)

KIMBERLY R. KERR
NOTARY PUBLIC
COMMISSION EXPIRES
07-09-14
STATE OF WASHINGTON

**RETURN TO:**
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212