BILL GARRETT, Davidson County
Trans:T20140031951 DEEDWARR
Recvd: 05/08/14 10:45 3 pgs
Fees:17.00 Taxes:0.00
20140508-0039412

This instrument prepared by:
Leila Hansen, Esq.
9041 South Pecos Road, Suite 3900
Henderson, NV 89074

WARRANTY DEED

TITLE OF DOCUMENT

#1

ADDRESS NEW OWNER AS FOLLOWS:	MAIL TAX STATEMENT TO:	MAP PARCEL NUMBERS:
Kyle and Kristen Nathe 4231 Sandwood Drive Columbia, South Carolina 29206	Kyle and Kristen Nathe 4231 Sandwood Drive Columbia, South Carolina 29206	092160D21900CO

FOR AND IN CONSIDERATION of the sum of ONE DOLLAR AND NO/100 ($1.00), cash in hand paid by the grantee and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, **Kyle R. Nathe, also known as Kyle Nathe, a married man, who acquired title as an unmarried man** has this day bargained and sold, and does hereby transfer and convey unto the said **Kyle R. Nathe and Kristen M. Nathe, husband and wife, as joint tenants with right of survivorship and not as tenants in common**, Grantees herein, their successors and assigns, certain real estate in **Davidson** County, **Tennessee** as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

Being the same property conveyed to Kyle Nathe, unmarried by Deed from Joyce A. Brock Revocable Trust of record as Document No. 20070330-0038371, said Register's Office.

The express purpose of this conveyance is to Add Spouse To Title.

This is unimproved ( ) property known as 1803 Broadway Unit 219, Tennessee, TN 37203
Improved (✓)

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee, its successors and assigns forever. We covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances of record in the Register's Office of Davidson County, Tennessee.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee, its successors and assigns, against the lawful claims of all person, claiming by, through or under the Grantor, but against none other.

Whenever 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 hand this 30th day of April, 2014, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Kyle R. Nathe aka Kyle Nathe

Kyle R. Nathe, a/k/a
Kyle Nathe

ACKNOWLEDGMENT

STATE OF SOUTH CAROLINA)

COUNTY OF RICHLAND) ss

Personally appeared before me, Archie W. Ackerman, a Notary Public in and for said County and State, **Kyle R. Nathe, a/k/a Kyle Nathe,** the within named bargainor, individual(s), 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.

Given under my hand and official seal of office at Columbia, SC this 30th day of April, A.D., 2014.

NOTARY STAMP/SEAL

Embossed Hereon Is My
State of South Carolina Notary Public Seal
My Commission Expires August 6, 2023
Archie W. Ackerman

Archie W. Ackerman
NOTARY PUBLIC
Notary Commission Expires: 08/06/2023

AFFIDAVIT OF VALUE

STATE OF SOUTH CAROLINA)

COUNTY OF RICHLAND)

I, or we, hereby swear or affirm that to the best of affiants knowledge, Information, and belief, **the actual consideration or value whichever is greater, for this transfer is $0.00 recordation tax Code 67-4-409 (3) (___).**
Subscribed and sworn to before me this the 30th day of April, 2014.

(Affix Seal)

Kyle Nathe aka Kyle R. Nathe
Affiant

Archie W. Ackerman
Notary Public
My Commission Expires: 08/06/2023

Embossed Hereon Is My
State of South Carolina Notary Public Seal
My Commission Expires August 6, 2023
Archie W. Ackerman

EXHIBIT A

Legal Description

R-1403-TN-1560699

LAND LYING AND BEING LOCATED IN THE 19TH COUNCILMANIC DISTRICT OF NASHVILLE, DAVIDSON COUNTY, TENNESSEE. BEING UNIT 219 OF THE BRISTOL ON BROADWAY, A CONDOMINIUM, BEING A PORTION OF LOTS NOS. 142 AND 143 ON THE PLAN OF THE BOYD ADDITION TO NASHVILLE RECORDED DECEMBER 21, 1857 IN BOOK 21, PAGE 39, IN REGISTERS OFFICE FOR DAVIDSON COUNTY, TENNESSEE. AND BEING MORE PARTICULARLY DESCRIBED ACCORDING TO ALTA/ACSM AS-BUILT SURVEY PREPARED BY WAMBLE & ASSOCIATES, PLLC, DATED OCTOBER 4, 2002. UPDATED ON FEBRUARY 14, 2003. TOGETHER WITH ALL RIGHT, TITLE AND INTEREST RELATING TO SAID UNIT AS PRESCRIBED AND SET FOURTH IN THE MASTER DEED FOR THE BRISTOL ON BROADWAY, A CONDOMINIUM. RECORDED UNDER NUMBER 20050517-0055639. SAID MASTER DEED AND ALL RECORDED AMENDMENTS AND EXHIBITS THERETO BRING BY THIS REFERENCE INCORPORATED HEREIN AND MADE A PART HEREOF. THE INTEREST HEREIN CONVEYED INCLUDES, WITHOUT LIMITING THE GENERALITY OF THE FOREGOING, AND UNDIVIDED, 52% INTEREST IN THE COMMON ELEMENTS OF THE BRISTOL ON BROADWAY CONDOMINIUM.
TOGETHER WITH ONE PARKING STALL # 71.

Parcel ID No.: 092160D21900CO

Being Property Conveyed by Warranty Deed from Joyce A. Brock Revocable Trust to Kyle Nathe, unmarried, recorded March 30, 2007, in Instrument No. 20070330-0038371, Davidson County, Tennessee.