# WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/06/14 09:20 3 pgs
Fees:18.00 Taxes:980.50
**20141006-0092149**

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $265,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30 DAY OF Oct, 2014

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

MST 2014-0675

**THIS INSTRUMENT WAS PREPARED BY:**

James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Bravo Two LLC | Same as New Owner | 105-13-0-347.00 |
| (NAME) 521 5th Avenue S | (NAME) | |
| (ADDRESS) Nashville, TN 37203 | (ADDRESS) | |
| (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, **Bridge Properties, LLC**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Bravo Two LLC**, 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 Lot No. 59 on the Plan of Waldkirch, a Subdivision of Lots Nos. 8 & 9 in W. L. B. Lawrence Plan of record in Plat Book 421, Page 90, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.**

**Being the same property conveyed to Bridge Properties, LLC, a Wisconsin Limited Liability Company by deed from Sheila Wilkes, unmarried of record in Instrument No. 20080110-0003036 Register's Office for Davidson County, Tennessee, dated January 04, 2008 and recorded on January 10, 2008.**

**It is the intent of the parties that all of the property being conveyed by Grantor to Grantee included in this conveyance document is the following legal description which is depicted herein for the purpose of clarification that the following is all the property that is in the Declaration of Coveants, Conditions and Restrictions for 928 Waldkirch Ave Townhomes:**

**Land in Davidson County, Tennessee, being Unit Nos. A & B of The Plan of 928 Waldkirch Ave Townhomes, a Horizontal Property Regime, as shown on Exhibit "B" of 928 Waldkirch Ave Townhomes, of record in Instrument No. 20140909-0082438, Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.**

**This conveyance is made subject to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated and is subject to the By-Laws and Charter for the administration thereof, and is subject to easements, rights and interests in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and also including, without limitations, all conditions, covenants, restrictions and options, burdens, Assessments and other undertakings contained in the Declaration of record in Instrument Number 20140909-0082438, Register's Office for Davidson County, Tennessee.**

**Subject to:** Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable, Easements or claims of easements not shown by the Public Records. Subject to all matters shown on the Plan of record in Plat Book 421, Page 90, Register's Office for Davidson County, Tennessee. Terms, provisions, options, rights of first refusal, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions recorded Inst #20140909-0082438 RODC, TN, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons.

This property, known as 928 Waldkirch Ave, Nashville, TN 37204
(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/our hand(s) this 2ND DAY OF Oct., 2014.

Bridge Properties, LLC

BY: _____

STATE OF Wisconsin
COUNTY OF Dane

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CRAIG A. PATCHIN, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who made oath that the statements contained in the foregoing instrument are true of his/her own knowledge, and who, upon oath, acknowledged himself/herself to be the Authorized Agent of the maker, and that s/he, acting in such capacity, and authorized so to do, executed the foregoing instrument in behalf of the maker, for the purposes therein contained.

Witness my hand and official seal at office, this 2 day of OCT., 2014.

_____
Notary Public

My commission expires:

12/26/2017

KELLY M. HOFMEISTER NOTARY PUBLIC STATE OF WISCONSIN

**True Copy Certification**

I, Yvette Meldrum, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a notary public for this county and state, Yvette Meldrum who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 10/17/16

