WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150048314 DEEDWARR
Recvd: 06/17/15 14:24 2 pgs
Fees:13.00 Taxes:1267.25
20150617-0057828

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $342,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th day of June, 2015.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

MARIE MONTAGUE NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON MY COMMISSION EXPIRES MARCH 6, 2018

THIS INSTRUMENT WAS PREPARED BY
Greenvue Title & Escrow, LLC, 2207 Crestmoor Road, Suite 101, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Jesse Carl Smith V	Farmington Mortgage	092-16-0C-103.00 CO
(NAME)	(NAME)	
807 18th Avenue, Unit 203	2002 Richard Jones Rd	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203	Nashville TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, Charles C. Warner, Jr., an unmarried man, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Jesse Carl Smith, V, an unmarried man, 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 No. 103, on the Horizontal Property Regime for 807 Eighteenth Avenue Condominiums, as recorded in the Master Deed of record in Instrument No. 20041214-0148798, amended in Instrument No. 20041216-0149823, Instrument No. 20050504-0050222, Instrument No. 20051123-0142078, Instrument No. 20060109-0003220 and Instrument No. 20070509-0055940 , Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description together with an undivided percentage interest in the common elements allocated to said unit as set forth in said Master Deed.

Together with Parking Space #28 and Parking Space #52 as included as an appurtenance to this Unit as set out in the Third Amendment to the Master Deed of record in Instrument No. 20051123-0142078, said Register's Office.

Being the same property conveyed to CHARLES C. WARNER, JR., by deed from BOB L. BOLDT AND PAULA A. BOLDT, AS TRUSTEES OF THE BOLDT FAMILY TRUST DATED SEPTEMBER 11, 1989, AS AMENDED AND RESTATED SEPTEMBER 14, 1997, of record in Instrument No. 20091218-0115371, dated December 15, 2009, said Register's Office.

unimproved ☐

This is improved ☑ property, known as 807 18th Avenue, Unit 203, Nashville, TN 37203

(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. This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

Witness my hand this 12th day of June, 2015.

Charles C. Warner Jr.

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 12th day of June, 2015, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Charles C. Warner Jr.**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires:
11-3-2015

Notary Public,

