28246-8

Box 14

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160024412 DEEDWARR
Recvd: 03/28/16 10:00 2 pgs
Fees:13.00 Taxes:795.50
20160328-0028434

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $215,000.00.

Affiant

Subscribed and sworn to before me, this the 24th day of March, 2016.

Notary Public

My commission expires: 5-8-18
(AFFIX SEAL)

ANNA AGEE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Michael C. Wyatt **Michael E. Wyatt**	**OWNERS**	**Map 105-14-0-B Parcel 003-00co**
2304 Elliott Avenue #103		
Nashville, TN 37204		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Kathy Von Broembsen, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Michael C. Wyatt and Michael E. Wyatt , joint tenants with Right of Survivorship

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 as specified on the Plat shown in the Master Deed, on the Plan of Elliott Avenue Condominiums, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed for Elliott Avenue Condominiums, of record under Instrument No. 20050726-0087034, and as amended in Instrument No. 20050728-0088366, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the plan of Elliott Avenue Condominiums, for placement of Units, as shown on Exhibit "E" to the Master Deed of record under Instrument No. 20050726-0087034, and as amended in Instrument No. 20050728-0088366, said Register's Office, for a more complete identification and description of such Unit.

Being the same property conveyed to Kathy Von Broembsen, by Deed dated October 25, 2012 from Amanda M. Burage and John Burage, wife and husband, of record in Instrument No. 20121101-0100618, Register's Office for Davidson County, Tennessee.

Conveyance of the above described parcel is subject to the following: 1) The Plan of record as shown as Exhibit "E" to the Master Deed of record in Instrument No. 20050726-0087034, and as amended in Instrument No. 20050728-0088366, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. 2) All matters as shown on the Plan of record in Book 843, Page 97, Register's Office for Davidson County, Tennessee. 3) Easement for Sanitary Sewer and/or Storm Drainage of record in Book 4162, Page 444, Register's Office for Davidson County, Tennessee. 4) Dedication of common areas to Elliott Avenue Condominiums of record in Instrument No. 20061229-0161137, Register's Office for Davidson County, Tennessee. 5) Master Deed of Elliott Avenue Condominiums, of record in Instrument No. 20050726-0087034, and First Amendment of record in Instrument No. 20050728-0088366, Register's Office for Davidson County, Tennessee. 6) By-Laws of Elliott Avenue Condominiums are shown as Exhibit "C" to Master Deed of record in Instrument No. 20050726-0087034, Register's Office for Davidson County, Tennessee. 7) Charter of Elliott Avenue Condominium Owners Association, Inc., of record in Instrument No. 20050707-0078244, Register's Office for Davidson County, Tennessee. 8) Taxes for the current year, which have been prorated and assumed by the Grantee herein.

This is improved (_X___) Unimproved (____) property, known as **2304 Elliott Avenue #103, Nashville, TN 37204**

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 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 24th day of **March, 2016.**

Kathy Von Broembsen

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Kathy Von Broembsen,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 24th day of **March, 2016.**

Notary Public

My Commission Expires: 10-29-19



