BILL GARRETT, Davidson County
Trans:T20160030746 DEEDWARR
Recvd: 04/15/16 10:58 2 pgs
Fees:13.00 Taxes:536.50
20160415-0036250

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, is **$145,000.00** (One Hundred Forty Five Thousand).

AFFIANT

Subscribed to and sworn before me this 13th day of April, 2016.

NOTARY PUBLIC MY COMMISSION EXPIRES

JEFFREY M. GRISSIM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires OCT. 18, 2016

(NOTARY SEAL)

THIS INSTRUMENT PREPARED BY AND PLEASE RETURN TO:

GRISSIM TITLE & ESCROW, LLC.
1222 17th Avenue South, Nashville, TN. 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
Jill Rochlitz 2020 Beech Avenue # C-3 Nashville, TN 37204	Jill Rochlitz 5870 E. Ashland Drive Nashville, TN 37215	105100A30600CO

WARRANTY DEED

FOR AND IN 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, I/WE, **LESLI PAIGE OLIVER, UNMARRIED, WADE KING AND WIFE, JANICE KING, AND ELIZABETH M. WILSON AND SPOUSE, GORDON MCKELVEY, III**, HEREINAFTER CALLED THE **GRANTOR(S)**, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **JILL ROCHLITZ**, HEREINAFTER CALLED THE **GRANTEE(S)**, 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 C-3, Beechtree Condominium, as established under Master Deed of record in Book 11174, page 284, amended in Book 11680, page 193, in the Register's Office, Davidson County, Tennessee, to which Master Deed reference is hereby made for a more particular description of said Unit.

Being the same property conveyed to Lesli Paige Oliver and Wade King and wife, Janice King and Elizabeth M. Wilson and spouse, Gordon McKelvey, III by Warranty Deed from Neena L. Wright, unmarried and Rachel H. Wright, unmarried, of record in Instrument No. 20060929-0121009, dated September 9, 2006 and recorded September 29, 2006, Register's Office for Davidson County, Tennessee.

Being also known as 2020 Beech Avenue, Unit C-3, Nashville, Tennessee 37204.

Janice King executes this instrument as Attorney-In-Fact on behalf of Wade King, pursuant to the Power of Attorney recorded in Instrument No. 20160415-0036248, Register's Office for Davidson County, Tennessee.

Gordon McKelvey, III executes this instrument as Attorney-In-Fact on behalf of Elizabeth M. Wilson, pursuant to the Power of Attorney recorded in Instrument No. 20160415-0036249, Register's Office for Davidson County, Tennessee.

SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE.

This is:	(**X**) IMPROVED ( ) UNIMPROVED	Property known as: **2020 BEECH AVENUE # C-3** **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 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. 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.

LTSR Number: GTE File: 2016044155

WITNESS, this 13th day of April, 2016

Lesli Paige Oliver

Wade King

BY: Janice King, AIF
Janice King, as his Attorney-In-Fact

Elizabeth M. Wilson

BY: Gordon McKelvey, III, as her Attorney-In-Fact

Janice King

Gordon McKelvey, III

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 13th day of April, 2016, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Lesli Paige Oliver, Janice King and Gordon McKelvey, III** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged they executed the within instrument for the purposed therein contained.

Witness my hand and official seal on this the 13th day of April, 2016.

Notary Public

Commission Expires:

JEFFREY M. GRISSIM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires OCT. 18, 2016

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 13th day of April, before me, the undersigned, a Notary Public in and for said County and State, personally appeared, **Janice King**, as Attorney-In-Fact to me known to be the person who executed the foregoing instrument in behalf of **Wade King**, and acknowledged that she executed the same as the free act and deed of the said **Wade King**.

Witness my hand and official seal on this 13th day of April, 2016

Notary Public

Commission Expires:

JEFFREY M. GRISSIM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires OCT. 18, 2016

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 13th day of April, before me, the undersigned, a Notary Public in and for said County and State, personally appeared, **Gordon McKelvey, III**, as Attorney-In-Fact to me known to be the person who executed the foregoing instrument in behalf of **Elizabeth M. Wilson**, and acknowledged that she executed the same as the free act and deed of the said **Elizabeth M. Wilson**.

Witness my hand and official seal on this 13th day of April, 2016

Notary Public

Commission Expires:

JEFFREY M. GRISSIM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires OCT. 18, 2016

LTSR Number:

GTE File: 2016044155