WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160039205 DEEDWARR
Recvd: 05/11/16 10:25 2 pgs
Fees:13.00 Taxes:900.95
20160511-0046729

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $243,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 2 DAY OF May, 2016.

Notary Public

MY COMMISSION EXPIRES: March 3, 2020
(AFFIX SEAL)

PRISCILLA C. URBANEK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Trent H. Andrews	New owner	
(NAME)	(NAME)	
807 18th Avenue South #111		92-16-C 111 CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **KATHERINE VENMAR BANKAITIS, MARRIED**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **TRENT H. ANDREWS,** HEREINAFTER CALLED THE GRANTEE, HIS 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. 111, 807 Eighteenth Avenue Condominiums, as established under Master Deed of record as Instrument No. 20041214-0148798, as amended in Instrument No. 20041216-0149823, as further amended in Instrument No. 20050504-0050222, re-recorded in Instrument No. 20051123-0142078, and as further amended in Instrument No. 20060109-003220, and further described on plan of record attached to said Master Deed as Exhibit "E" in the Register's Office for Davidson County, Tennessee, to which Master Deed reference is hereby made for a more complete description of said Unit.

Parking Space #24 is included as an appurtenance to this Unit in the Third Amendment to the Master of record in Instrument No. 20051123-0142078, said Register's Office for Davidson County, Tennessee. This appurtenance is deeded with Unit and is not transferable in any fashion except with transfer of said Unit.

Being the same property conveyed to Katherine Venmar Bankaitis by Quitclaim Deed from Marianne S. Venmar, Trustee, dated June 19, 2015, of record in Instrument No. 20150723-0072177, Register's Office for Davidson County, Tennessee.

Eric Daniel Bankaitis joins in executing this deed to convey any marital interest he may have in said property.

This conveyance is subject to 2016 Real Property taxes; Master Deed and Bylaws of record in Instrument Nos. 20041214-0148798, 20041216-0149823, 20050504-0050222, 20051123-0142078, 20060109-0003220, 20080314-0026174, and 20070509-0055940, said Register's Office; and Charter of record in Instrument No. 20041130-0142097, said Register's Office.

unimproved
This is improved x property, known as 807 18th Avenue South #111, 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.

Witness my hand this 2 day of May, 2016

KATHERINE VENMAR BANKAITIS

05/02/16

ERIC DANIEL BANKAITIS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Katherine Venmar Bankaitis and Eric Daniel Bankaitis, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 2 day of May, 2016.

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires MAR 7, 2017

Notary Public