Prepared by:
Amy Cross Nance
Attorney at Law
103 Forrest Crossing Blvd Suite 205
Franklin, TN 37064
615-794-5644

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $214,000.00

Denise J Garbe
Affiant

Subscribed and sworn to before me, this 22nd day of June 2016.

Notary Public
My commission expires: 2/25/19

AMY CROSS NANCE
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

Davidson County DEEDWARR
Recvd: 06/22/16 16:14 3 pgs
Fees:18.00 Taxes:791.80
20160622-0063836

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Karsten Garbe	Premia Mortgage, LLC	092 160D424.00
1803 Broadway Unit 424	5480 Corporate Drive, Ste. 240	
Nashville TN 37203	Troy, MI 48089	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged Joseph E. Adams and wife Laurie A. Adams hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to Karsten Garbe and wife Andrea Garbe, and Denise Garbe as joint tenants with right of survivorship, 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:

Being Unit No. 424 along with Parking Stall #144 as shown on the plan of The Bristol on Broadway a Condominium Development, a Horizontal Property Regime filed as Exhibit C to and established by the Master Deed of record in Instrument No. 20050517-0055639 and amended in and amended in Instrument No. 200603070026614 and 200706150071857 Register's Office for Davidson County, Tennessee together with an undivided percentage interest in the common areas/elements appurtenant to said Unit as set forth in the Master Deed reference to which is hereby made for a more complete and detailed description of the Unit and the Condominium, the rights and obligations of the Declarant and the Unit Owner and the Bylaws of the Association of Owners.

Being the same property conveyed to Laurie A. Adams and Joseph E. Adams, wife and husband by deed from Marita A. Kahler of record in Instrument No. 20130626-0065730 Register's Office for Davidson County, Tennessee dated 6/21/2013.

This conveyance is made subject to the following: 1) 2016 taxes, a lien which are not

yet due and payable. 2) All matters appearing on plan of Boyd Addition of record in Book 21 Page 36, Register's Office for Davidson County, Tennessee. 3) Charter of Bristol on Broadway Condominium Owners Association Inc. Homeowner's Association of record in No. 200710240125856 and corrected in No. 200710240125857

This property is improved property known as 1803 Broadway Unit 424, Nashville, Tennessee 37203

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. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 21st day of June, 2016.

Joseph E. Adams

Laurie A. Adams

STATE OF Florida
COUNTY OF Lee

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Joseph E. Adams and Laurie A. Adams, the bargainor(s), 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.

21st Witness my hand and official seal at Lee County, Florida this 21st day of June, 2016.

Notary Public

My Commission expires: Nov. 21, 2018

SERENA ITTENBACH
MY COMMISSION # FF 152969
EXPIRES: November 21, 2018
Bonded Thru Budget Notary Services

FILE NO: 09431

I Amy Cross Nc do hereby make oath that I am a licensed and/or the custodian of the electronic version of the attached tendered for registration herewith and that this is a true and correct copy of the original documents executed and authenticated according to law."

Signature

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Amy Cross Nc, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that __he__ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 22 day of May, 2015.

Notary Public

My Commission expires: 1/29/18

CYNTHIA A. BADGER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY