PREPARED BY (AND RETURN TO):

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Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

BILL GARRETT, Davidson County
Trans: T20160087580 DEEDWARR
Recvd: 10/05/16 10:22 2 pgs
Fees: 13.00 Taxes: 1091.50
20161005-0105069

W & I Ref: (RF) Title No.: 58533
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Alex Garcia 219 South 11th Street Nashville, TN 37206	Same address as new owner

TAX MAP PARCEL NUMBERS: 083130CO1300CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$295,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Craig Schlesinger, unmarried,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Alex Garcia, a single man,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

A Condominium Apartment in Davidson County, Tennessee, being Unit No. 219 of MC3 Condominum, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on Exhibit "A" to the Master Deed of record in Instrument No. 20070628-0077498, Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

Being the same property conveyed to Mitchell Schlesinger and Craig Schlesinger, tenants in common with right of survivorship by Warranty Deed from Martin Corner, a Tennessee General Partnership, dated January 25, 2012 and recorded on February 8, 2012 of record in Instrument No. 20120208-0011375, Register's Office for Davidson County, Tennessee. By Quitclaim Deed dated August 8, 2016, recorded on August 15, 2016 of record in Instrument No. 20160815-0084898, said Register's Office. Mitchell Schlesinger conveyed his interest in subject property to Craig Schlesinger.

Description Reference: Described from information contained in recorded condominium documents.

This conveyance is subject to: Taxes for 2016, and subsequent years; The Plan, of record shown on Exhibit "A" to the Master Deed of record in Instrument No. 20070628-0077498, said Register's Office to which plan reference is hereby made for a more complete description. The provisions of the condominium Master Deed of record in Instrument No. 20070628-0077498, said Register's Office, which submits said property to a Horizontal Property Regime pursuant to the provisions of the Tennessee Horizontal Property Act and sets forth restrictions, assessment, liens and other matters.
Restrictive Covenant contained in the deed of record in Instrument No. 20041004-0118907, rerecorded in Instrument No. 20050315-0028365, said Register's Office.
Easement for sanitary sewer and/or storm drainage to the Metropolitan Government of Nashville and Davidson County, Tennessee of record in Instrument No. 20070713-0083681, said Register's Office.
Inspection and Maintenance Agreement for Private Stormwater Management Facilities to the Metropolitan Government of Nashville and Davidson County, Tennessee of record in Instrument No. 20070713-0083561, said Register's Office.

This is improved property, known as 219 South 11th Street, Nashville, TN 37206

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised 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 FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 30th day of September, 2016.

Craig Schlesinger

State of Tennessee

County of Davidson

On this 30th day of September, 2016, before me the undersigned authority, personally appeared Craig Schlesinger, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires:

CHRISTY W. IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-8-2019

Notary

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consider or value, whichever is greater, for this transfer is: $295,000.00.

Affiant

Sworn and subscribed before me this 30th day of September, 2016.

My Commission Expires: 8/18/18

Notary

JANE GRAZER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

AFTER RECORDING RETURN TO:
Limestone Title & Escrow, LLC
248-B Jackson Meadows Dr
Hermitage, TN 37076