RESERVED FOR RECORDING STAMP	STATE OF TENNESSEE COUNTY OF WILLIAMSON The actual consideration or value, whichever is greater, for this transfer is $381,000.00. Affiant Subscribed and sworn to before me, this the 26th day of May, 2017. Notary Public My commission expires: 5-8-18

A. C. HALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 8, 2018

THIS INSTRUMENT WAS PREPARED BY
Windmill Title, LLC
7103 Bakers Bridge Ave., Ste 103
Brentwood, TN 37027
Phone: (615) 613-0483

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Information for Reference Purposes:
Kellianne Erath	New Owner	**104-04-0E-511.00-CO**
1101 18Th Avenue South #511	965 Pleasant St.	
Nashville, TN 37212	Framingham, MA 01701	

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

Max Theodore, a single man, Philippe Theodore, a married man, and Scott Sellers, a married man,** as tenants in common**

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Kellianne Erath and Christopher Erath, husband and wife

HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 511 and parking Spaces numbered 44 and 45, 1101 Eighteenth Avenue, South, as shown in Master Deed recorded at Instrument No. 20060807-0096688 and re-recorded at Instrument No. 20060817-0101760, in the Register's Office of Davidson County, Tennessee. Being the same property conveyed to Max Theodore, a single man, Philippe Theodore, a married man, and Scott Sellers, a married man, as tenants in common by Warranty deed from Martin H. Helfin, Managing Member of 1101 Eighteenth Partners, LLC, a Tennessee limited liability company of record in Instrument No. 20080303-0020628 Register's Office for Davidson County, Tennessee, dated February 27, 2008 and recorded on March 03, 2008.

This conveyance is subject to all recorded declarations, covenants, conditions, restrictions, planning documents and easements of public record in said Register's Office, all applicable governmental and zoning regulations, and a lien for taxes for the current year, which have been prorated and assumed by Grantee.

** Grantor represents and warrants that the property is not now and never has been the marital residence. Therefore, the grantors' spouses have not acquired any interest in the property.

This is improved (__X__) unimproved (____) property known as 1101 18Th Avenue South, Nashville, TN 37212.

BILL GARRETT, Davidson County
Trans:T20170046532 DEEDWARR
Recvd: 06/01/17 14:15 2 pgs
Fees:13.00 Taxes:1409.70
20170601-0054613

#511

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. 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 HANDS EFFECTIVE AS OF May 26, 2017:

Max Theodore

Philippe Theodore, by Max Theodore, Attorney-in-Fact

Philippe Theodore, by Max Theodore, Attorney-in-Fact

Scott Sellers, by Max Theodore, Attorney-in-Fact

Scott Sellers, by Max Theodore, Attorney-in-Fact

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

INDIVIDUAL ACKNOWLEDGEMENT

Personally appeared before me, a Notary Public of said County and State, Max Theodore , the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this the 26th day of May, 2017.

My Commission Expires: 5.25.20

Notary Public

RYAN A. RAFOTH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

ACKNOWLEDGEMENT FOR SIGNATURE MADE BY ATTORNEY-IN-FACT

Personally appeared before me, a Notary Public of said County and State, Max Theodore , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who, upon oath, acknowledged himself/herself to be the attorney-in-fact for Philippe Theodore ("Principal"), the within named grantor, and that he/she executed the within instrument for the purposes therein contained by signing his/her name on behalf of Principal as the attorney-in-fact.

Witness my hand, at office, this the 26th day of May, 2017.

My Commission Expires: 5.25.20

Notary Public

RYAN A. RAFOTH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

ACKNOWLEDGEMENT FOR SIGNATURE MADE BY ATTORNEY-IN-FACT

Personally appeared before me, a Notary Public of said County and State, Max Theodore , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who, upon oath, acknowledged himself/herself to be the attorney-in-fact for Scott Sellers ("Principal"), the within named grantor, and that he/she executed the within instrument for the purposes therein contained by signing his/her name on behalf of Principal as the attorney-in-fact.

Witness my hand, at office, this the 26th day of May, 2017.

My Commission Expires: 5.25.20

Notary Public

RYAN A. RAFOTH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

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