WARRANTY DEED

File #17229

BILL GARRETT, Davidson County
Trans: T20170063013 DEEDWARR
Recvd: 07/24/17 09:30 2 pgs
Fees: 13.00 Taxes: 1202.50

20170724-0074341

JAMES A. WACHTER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $325,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17TH DAY OF JULY, 2017.

Notary Public

MY COMMISSION EXPIRES: 7-6-20
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charles Edward Laine, Jr.	New Owner	MAP 082-13-0G
303 Criddle Street ,Unit 411		PARCEL 41100CO
Nashville, TN 37219		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, **Alex R. Seelochan, unmarried, and Ashley D. Seelochan, unmarried, as tenants in common with right of survivorship,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Charles Edward Laine, Jr. and Susan Laine, husband and wife** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 411, Building B, as specified on the Plat shown on the First Amendment to the Master Deed, on the Plan of Harrison Square Condominiums, Phase II, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by the Master Deed and By-Laws for Harrison Square Condominiums, of record in Instrument No. 20060823-0103941 and amended in Instrument No. 20071025-0126183 and in Instrument No. 20080104 0001138 and in Instrument No. 20090127-0006865, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the plan of Harrison Square Condominiums, Phase II, for placement of Units, as shown on Exhibit "A" to the First Amendment to the Master Deed of record in Instrument No. 20071025-0126183, said Register's Office, for a more complete identification and description of such Unit.

Being the same property conveyed to Alex R. Seelochan, unmarried, and Ashley D. Seelochan, unmarried, as tenants in common with right of survivorship by Warranty Deed from Craighead Patten Properties II, a Tennessee general partnership, dated May 31st 2013 and recorded July 05th 2013 in Instrument No. 20117605-0057171, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to the current year's property taxes which have been prorated, 2017 and subsequent years taxes are assumed by the Grantees, all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

Unimproved ☐
This is improved ☒ property, known as 303 Criddle Street, Unit 411, Nashville, TN 37219

(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 17th day of July, 2017.

Alex Seelochan by

Alex R. Seelochan, by Derek Seelochan
Attorney-In-Fact

Ashley D Seelochan by Pseeloch

Ashley D. Seelochan, by ~~Alex R~~. Seelochan
Attorney-In-Fact Pamela

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me personally appeared Derek Seelochan to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Alex Seelochan pursuant to a Specific Power of Attorney dated 6/22/2017 and filed of record simultaneously herewith, in the Register's for Davidson County, Tennessee, and further acknowledged that he executed the same as the free act and deed of Alex Seelochan, as his attorney in fact.

Witness my hand and official seal this 17th day of July, 2017.

GREG FAIRBETTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
My Commission Expires NOV. 6, 2017

Notary Public

My Commission Expires:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me personally appeared ~~Derek~~ Pamela Seelochan to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Ashley D. Seelochan pursuant to a Specific Power of Attorney dated 07/10/2017 and filed of record simultaneously herewith, in the Register's for Davidson County, Tennessee, and further acknowledged that he executed the same as the free act and deed of Ashley D. Seelochan, as her attorney in fact.

Witness my hand and official seal this 17th day of July, 2017.

GREG FAIRBETTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
My Commission Expires NOV. 6, 2017

Notary Public

My Commission Expires:

RETURN RECORDED DOCUMENTS TO:

Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212