WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20170066008 DEEDWARR
Recvd: 08/01/17 14:05 2 pgs
Fees: 13.00 Taxes: 943.50
20170801-0078100

State of FLORIDA
County of MIAMI DADE

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $255,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF JULY, 2017.

Notary Public

MY COMMISSION EXPIRES: 2/27/2021

(AFFIX SEAL)

Bryan Estrada NOTARY PUBLIC STATE OF FLORIDA Comm# GG077546 Expires 2/27/2021

FLORIDA NOTARY ASSOCIATION, INC. SINCE 1915

THIS INSTRUMENT WAS PREPARED BY
Lehman Title & Escrow, LLC, 1646 Westgate Circle, Suite 102, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
TN Nash Property LLC	NEW OWNER	128120A03000CO
(NAME)	(NAME)	
320 Old Hickory Blvd, Unit 608		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Marisa Nia Madison and Nathan Louis Orndorff** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **TN Nash Property LLC, a Kentucky Limited Liability Company** 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:

Land in Davidson County, Tennessee, being Unit No. 30, Building No. 6 on the Plan of Section 4, Phase 1A, Eagle Ridge at the Reserve Condominiums, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq. as amended, Tennessee Code Annotated, and as established by a Master Deed and By-Laws, of record in Instrument No. 20011011-0110875, as Supplemented and Amended by Supplement and Amendment No. 9 to the Master Deed, of record in Instrument No. 20020417-0047840, Register's Office for Davidson County, Tennessee, 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 plat of Eagle Ridge at the Reserve Condominiums as shown on Exhibit "A" to the Master Deed of record as aforementioned, said Register's Office for a more complete identification and description of such unit.

Being the same property conveyed to Marisa Nia Madison by Warranty Deed from Samuel R. Casad recorded on April 26, 2010, of record in Instrument No. 20100426-0031251, Register's Office for Davidson County, Tennessee.

Nathan Louis Orndorff joins in this conveyance to convey his marital interest in the subject property, if any.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

unimproved ☐

This is improved ☑ property, known as 320 Old Hickory Blvd, Unit 608, Nashville, TN 37221
(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/our hands this 28th day of July, 2017.

Marisa Nia Madison

Nathan Louis Orndorff

State of Florida
County of Miami Dade

Personally appeared before me Marisa Nia Madison and Nathan Louis Orndorff, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 28th day of July, 2017.

Notary Public
My Commission Expires: 2/27/2021

Bryan Estrada
NOTARY PUBLIC
STATE OF FLORIDA
Comm# GG077546
Expires 2/27/2021

File No.: 12333