Bill Garrett Davidson County
Batch# 3715 DEEDWARR
09/22/2017 10:06:30 AM 3 pgs
Fees: $18.00 Taxes: $1,350.50
20170922-0097344

WARRANTY DEED

KIMBERLY BEARD
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 10-1-2019

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $365,000.00.

Affiant

Subscribed and sworn to before me, this the 21st day of September, 2017.

Notary Public

My commission expires:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Nancy J. Sandberg, Trustee	New Owner	Map 104-13-0-A Parcel 060.00co
401 Bowling Avenue #57		
Nashville, Tennessee 37205		

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

Elizabeth T. Curley, Trustee of The Elizabeth T. Curley Living Trust, established by the Revocable Trust Agreement of Elizabeth T. Curley U/A/D Feb.17, 2010 with full power to sell, transfer, mortgage and convey without signature of any beneficiary

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Nancy J. Sandberg, Trustee of the Nancy J. Sandberg Revocable Trust U/A/D July 21, 2004

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 Building Site No. 60 also designated as Unit No. 57 on the Site Plan of Richmeade Place, Section Four, as of record in Book 5210, Page 16, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Elizabeth T. Curley, by Deed dated May 30, 2007 from Diego Porras and spouse, Ingrid Beatriz Avalos, of record in Instrument No. 20070531-0064602, Register's Office for Davidson County, Tennessee. The said property being further conveyed to Elizabeth T. Curley, Trustee of The Elizabeth T. Curley Living Trust, established by the Revocable Trust Agreement of Elizabeth T. Curley, dated February 17, 2010, with full power to sell, transfer, mortgage and convey without signature of any beneficiary, of record in Instrument No. 20100219-0012982, said Register's Office.

The conveyance of the above described parcel of land is subject to the following: (1) The Plan of record in Plat Book 5210, Page 16, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. (2) Declaration of Covenants, Conditions and Restrictions of Richmeade Place of record in Book 4941, Page 637, and as amended in Book 5036, Page 338, and supplemental for Section IV in Book 5238, Page 385, Register's Office for Davidson County, Tennessee. (3) By-Laws of Richmeade Place Homeowners' Association, Inc., of record in Book 4941, Page 689, amended in Book 5036, Page 340, and as amended in Book 5213, Page 945, Register's Office for Davidson County, Tennessee. (4) Charter of Richmeade Place Homeowners' Association, Inc., of record in Book 4942, Page 633, Register's Office for Davidson County, Tennessee. (5) Dedication of common areas of record in Book 5096, Page 682, said Register's Office. (6) Grant of Easement by and between Comcast of Nashville I, LLC and Richmeade Place HOA, of record in Instrument No. 20140328-0025605, said Register's Office. (7) Taxes for the current year which have been prorated and assumed by the Grantee herein and subsequent years, not yet due and payable.

This is improved (_X_) Unimproved (____) property, known as **401 Bowling Avenue #57, Nashville, Tennessee 37205**

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 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 hand(s) this **21st** day of **September, 2017.**

Elizabeth T. Curley, Trustee of The Elizabeth T. Curley Living Trust, established by the Revocable Trust Agreement of Elizabeth T. Curley U/A/D Feb.17, 2010

Elizabeth T. Curley, Trustee

Elizabeth T. Curley, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Elizabeth T. Curley, Trustee of The Elizabeth T. Curley Living Trust, established by the Revocable Trust Agreement of Elizabeth T. Curley U/A/D Feb.17, 2010,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **21st** day of **September, 2017.**

Notary Public

My Commission Expires: 1/17/21

TRUE COPY CERTIFICATION

I, MITCHELL A. WATTS, do herby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached documents tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Mitchell A Watts
Signature

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, J Carla Ikard, a notary public for this county and state, Mitchell A Watts who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

J Carla Ikard
Notary

J CARLA IKARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires 1-8-19

Notary's Seal