WARRANTY DEED

Bill Garrett Davidson County
Batch# 62503 DEEDWARR
02/26/2018 03:06:43 PM 2 pgs
Fees: $13.00 Taxes: $1,295.00
20180226-0017978

KARA L. WALL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-18-2018

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $350,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 22nd DAY OF February, 2018.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kristi McComak, Trustee	new owner	
(NAME)	(NAME)	
2317 B 23rd Avenue North		81-2-N 2 CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208		
(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, **THE WATERFORD CENTER, INC.**, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **KRISTI MCCOMAK, TRUSTEE OF THE KRISTI MCCOMAK LIVING TRUST AGREEMENT, DATED AUGUST 21, 2014,** HEREINAFTER CALLED THE GRANTEE, HER SUCCESSORS 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 2317B of Homes at 2317 23rd Avenue, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for Homes at 2317 23rd Avenue, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20160815-0084574, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Homes at 2317 23rd Avenue, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20160815-0084574, and Bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being part of the same property conveyed to The Waterford Center, Inc. by deed from Delores Wright, married, of record in Instrument No. 20160525-0052334, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved _
This is improved x property, known as 2317 B 23rd Avenue North, Nashville, TN 37208

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: KM-AVE-17-2317

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 22 day of February, 2018

THE WATERFORD CENTER, INC.

BY: _____

KURT VAN BEASLEY, PRESIDENT

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned notary public of Davidson County, Tennessee, personally appeared Kurt Van Beasley, with whom I am personally acquainted and who, upon oath, acknowledged himself to be President of The Waterford Center, Inc., the within named bargainor, a corporation, and that he as such President of The Waterford Center, Inc., executed the foregoing instrument for the purpose therein contained by personally signing the name of the corporation as President.

Witness my hand and official seal this 22 day of February, 2018.

Commission expires:

KEVIN D. MONTGOMERY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires November 5, 2019

_____ Notary Public