Bill Garrett Davidson County
Batch# 63152 DEEDWARR
02/27/2018 04:03:30 PM 3 pgs
Fees: $18.00 Taxes: $351.50
20180227-0018468

**Prepared By & Return To:**
Lakeside Title & Escrow
854 Wren Road
Goodlettsville, TN 37072
18-1086TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $95,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 22nd day of February, 2018.

Notary Public

Commission Expiration: 3-31-2020

RITA B. MITCHELL STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY, TENN.

| ADDRESS OF NEW OWNER: | SEND TAX BILLS TO: | MAP-PARCEL: |
|---|---|---|
| Jonathan Arbuckle, Robert Bertotti, and Rick Lott<br>2047 Nashboro Boulevard<br>Nashville, TN 37217 | Jonathan Arbuckle<br>132 Shorecrest Circle<br>Hendersonville, TN 37075 | 135-12-0A/26.00 |

## WARRANTY DEED

FOR AND IN 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, I, **Leslie Karen Ward, unmarried,** HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jonathan Arbuckle and Robert Bertotti and Rick Lott, all with full rights of survivorship,** 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:

Property known as 2047 Nashboro Boulevard Nashville, TN 37217, County of Davidson to wit:

BEING UNIT 2047 OF NASHBORO VILLAGE TWELVE (12) CONDOMINIUM, AND GARAGE UNIT NO. -0- OF SAID CONDOMINIUM, AS SHOWN ON MASTER PILOT PLAN FOR NASHBORO VILLAGE TWELVE (12) CONDOMINIUM, PREPARED BY MILLER, WHIRY & LEE, INC, LANDSCAPE ARCHITECTS & ENGINEERS DATED NOVEMBER 1, 1973 AND RECORDED IN PLAT BOOK 4675, PAGE 121, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; TOGETHER WITH ALL RIGHT, TITLE AND INTEREST RELATING TO SAID UNIT AS PRESCRIBED AND SET FORTH IN DEED BOOK 4827, PAGE 20, AFORESAID RECORDED ON JUNE 20, 1974, SAID MASTER DEED AND ALL RECORDED AMENDMENTS AND EXHIBITS THERTO BEING BY THIS REFERENCE INCORPORATED HEREIN AND MADE A PART THEREOF. THE INTEREST CONVEYED INCLUDES, WITH LIMITING THE GENERALITY OF THE FOREGOING, AN UNDIVIDED 2.03% INTEREST IN THE COMMON ELEMENTS OF THE NASHBORO VILLAGE TWELVE (12) CONDOMINIUM.

Being the same property conveyed to Leslie Karen Ward, by deed from Thompson I. Ward III, dated 08/31/2015, filed and recorded 09/01/2015, of record as Instrument No. 20150901-0088919, said Register's Office.

Tax Map and Parcel ID is as follows 135-12-0A/26.00

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all

applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

**This is improved property known as: 2047 Nashboro Boulevard, Nashville, TN 37217**

**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 unemcumbered, 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 22nd day of February, 2018.

Leslie Karen Ward

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 22nd day of February, 2018, before me personally appeared **Leslie Karen Ward**, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that such persons executed the same as such person's free act and deed.

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

Notary Public
Commission Expiration:

CARRIE ANN PORTER NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY, TENN.

NOTARY PUBLIC
Carrie Ann Porter
My Commission Expires
September 22, 2020
STATE OF TENNESSEE

LTE File No.: 18-1086TN

# True Copy Certification

I, **Chasity Petty**, do hereby make oath that I am a licensed attorney and /or the custodian of the electronic version of the attached document tendered for registration here with and that this is a true and correct copy of the original document executed and authenticated according to law.

Chasity Petty

**Chasity Petty**

State of **Tennessee**
County of **Davidson**

Personally appeared before me, **Rita B Mitchell**, a notary public for this county and state, **Chasity Petty** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rita B Mitchell

**Rita B Mitchell**

My Commission Expires: 3/31/2020

