WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $241,500.00.

Cindy Artis
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF MARCH, 2018.

Dana Warsop
Notary Public

MY COMMISSION EXPIRES: 2/27/2021 (AFFIX SEAL)

DANA WARSOP NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

G-CB-18-3525-D3

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S):
Courtney J. Calhoun	SIRVA Mortgage, Inc	
(NAME) **3525 West End Ave., D3**	(NAME) 6200 Oak Tree Blvd Ste 300	**104-09-0U-012.00-CO**
(ADDRESS) **Nashville, TN 37205**	(ADDRESS) Independence, OH 44131	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **LIZABETH THEISS, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **COURTNEY J. CALHOUN, A SINGLE PERSON,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. D3, together with the appurtenant interest in the common elements of The Historic Elmington Condominium, a horizontal property regime established by Master Deed of record in Instrument No. 20081103-0109021, amended in Instrument No. 20090623-0058248 and further amended in Instrument No. 20110908-0069706, Registers Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit "C" to the aforementioned Master Deed, together with exclusive rights to Parking Space Two (2) provided, however, that these rights may be transferred only to other units in The Historic Elmington Condominium complex.

Being the same property conveyed to Lizabeth Theiss, unmarried by Warranty deed from Elmington Nashville, LLC, an Ohio Limited Liability Company of record in Instrument No. 20090505-0041086 Register's Office for Davidson County, Tennessee, dated May 04, 2009 and recorded on May 05, 2009.

This conveyance is subject to:
- Taxes for the year 2018 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 332, Page 154, Register's Office for Davidson County, Tennessee.
- All conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of The Historic Elmington Condominium of record in Instrument No. 20081103-0109021, as amended by First Amendment to Master Deed of record in Instrument No. 20090623-0058248, Register's Office for Davidson County, Tennessee, and further amended by Second Amendment to Master Deed of record in Instrument No. 20110908-0069706 and Instrument No. 20150223-0015292, Instrument No. 20150901-0088624, Register's Office for Davidson County, Tennessee.
- By-Laws of Elmington Condominium Association attached as Exhibit "B" to the aforementioned Master Deed.
- Subject to all matters shown on the Plat of Elmington Condominium attached as Exhibit "C" to the aforementioned Master Deed.
- Terms, Conditions and Restrictions of Conservation Zoning of record as Bill No. B12005-615, Metro Clerk's Office for Davidson County, Tennessee, together with any restrictions imposed by the Metropolitan Historic Zoning Commission, not of record.
- Terms, Conditions and Restrictions of Urban Zoning Overlay of record as Metro Ordinance No. BL2000-364, made applicable by Ordinance No. BL2000-476 of record in the Metropolitan Clerk's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **3525 West End Ave., D3, Nashville, Tennessee 37205**.

RETURN TO
Stewart Title Company
1630 NW Broad St., Suite 100
Murfreesboro, TN 37129
File #06288-42018

Bill Garrett Davidson County
Batch# 67666 DEEDWARR
03/12/2018 09:16:30 AM 3 pgs
Fees: $18.00 Taxes: $893.55
20180312-0022905

201803120022905

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 8th DAY OF MARCH, 2018.

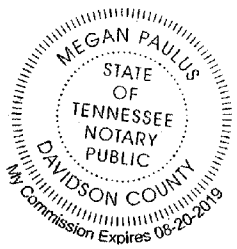
Lizabeth Theiss

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LIZABETH THEISS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 8th of March, 2018.

Notary Public
My Commission Expires: 8/20/19
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

CERTIFICATE OF AUTHENTICITY

I, Christopher R. Jackson, 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 herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

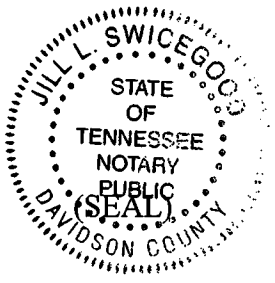
Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Jill L. Swicegood, a notary public in and for the aforesaid county and state, the within named Christopher R. Jackson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



Jill L. Swicegood
Notary Public

My Commission Expires: 9/10/18

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