Warranty Deed

Bill Garrett Davidson County Batch# 68092 DEEDWARR 03/13/2018 10:27:57 AM 2 pgs Fees: $13.00 Taxes: $1,332.00 20180313-0023536	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $360,000.00. Affiant Subscribed and sworn to before me, this the 8th day of March, 2018. Notary Public My commission expires: 7/6/20

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-06-2020

THIS INSTRUMENT WAS PREPARED BY **WAGON WHEEL TITLE** **204 SOUTH 11TH STREET** **NASHVILLE, TN 37206** **615.650.5100**	**Return to:** **Rudy Title and Escrow, LLC** **2012 21st Avenue South** **Nashville, TN 37212** **FILE #: G-2R-18-209-302**

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Lizabeth Theiss	newowner	
209 Mason Avenue		104-02-3H-008.00-CO
Nashville, TN 37203		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **KELSEY KOFORD NKA KELSEY KOFORD EDMONDS, MARRIED**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **LIZABETH THEISS AN UNMARRIED WOMAN**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A condominium apartment located in Davidson County, Tennessee, being Unit No. 8, Longview Place Condominium, a Horizontal Property Regime, a depicted on Exhibit D of Master Deed of record in Instrument No. 20081231-0123773, of record in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Also conveyed herewith is Allocated Storage Space Unit #3, as shown on Exhibit D to Longview Place Condominiums, Page 3 of Master Deed of record in Instrument No. 20081231-0123773, of record in the Register's Office for Davidson County, Tennessee. Also conveyed herewith is Allocated Parking Space #6.

Being the same property conveyed to Kelsey Koford by Warranty deed from Ryan N. Davis, unmarried of record in Instrument No. 20150909-0091419 Register's Office for Davidson County, Tennessee, dated September 01, 2015 and recorded on September 09, 2015.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 209 Mason Avenue, Nashville, TN 37203.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 8th day of March, 2018.

Kelsey Koford NKA Kelsey Koford Edmonds
by Dale Koford, Attorney in Fact

Kelsey Koford NKA Kelsey Koford Edmonds
by Dale Koford, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 8th day of March, 2018, before me personally appeared Dale Koford, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Kelsey Koford NKA Kelsey Koford Edmonds as Attorney in Fact, and acknowledged that he executed the same as the free act and deed of Kelsey Koford NKA Kelsey Koford Edmonds.

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

J. BRANDON MILLER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires July 2, 2018

J. Brandon Miller
Notary Public

My Commission Expires: 7-2-18

Chad Edmonds, spouse of Kelsey Koford NKA Kelsey Koford Edmonds, joins in the execution of this instrument for the purpose of consenting to the transaction and waiving any right, claim or interest of every kind, character and description he might have in said property, or may hereafter acquire, including but not limited to homestead, equity of redemption, any interest in the real property as all or part of an elective share of a surviving spouse, and any marital claim, interest or right that might be provided to a spouse by the laws of the State of Tennessee.

Chad Edmonds by Dale Koford
Attorney in Fact

Chad Edmonds by Dale Koford, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 8th day of March, 2018, before me personally appeared Dale Koford, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Chad Edmonds as Attorney in Fact, and acknowledged that he executed the same as the free act and deed of Chad Edmonds.

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

J. BRANDON MILLER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires July 2, 2018

J. Brandon Miller
Notary Public

My Commission Expires: 7-2-18