WARRANTY DEED

PREPARED BY: RETURN TO: TAKERS TITLE & ESCROW CORP [illegible] WEST END AVE. [illegible] TN 37203

R-ZR-18-1004

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $304,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF MARCH, 2018.

Notary Public

MY COMMISSION EXPIRES: 9-6-20

(AFFIX SEAL)

JAMES A. WALDEN NOTARY PUBLIC TENNESSEE DAVIDSON COUNTY TN

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)
Richard Livingston	Owner	
(NAME) **1004 9th Avenue N**	Bill Garrett Davidson County Batch# 71325 **DEEDWARR** 03/20/2018 12:16:25 PM 2 pgs Fees: $13.00 Taxes: $1,124.80 20180320-0026145	**82-13-A-11.00CO**
(ADDRESS) **Nashville, TN 37208**		
(CITY) (STATE) (ZIP)	(CITY,	

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, **MALLORI S. KIRCHENSCHLAGER, UNMARRIED AND KINDRA K. KIRCHENSCHLAGER, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **RICHARD LIVINGSTON, SINGLE,** 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. D-1, Row 8.9 Condominiums, as shown on plat of the Resubdivision of Lot 1 of the Resubdivision of a portion of Lots No. 5 & 93 of Balch & Whiteside's Addition to Nashville of record in Instrument No. 20020718-0086526, Register's Office for Davidson County, Tennessee; described in the Master Deed and By-Laws of record as Instrument No. 20011121-0128062, amended in Instrument Nos. 20021212-0153656 and 20110419-0030186, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Mallori S. Kirchenschlager, unmarried, and Daniel L. Kirchenschlager and Kindra K. Kirchenschlager, husband and wife, all as Tenants in Common with the Right of Survivorship, by Special Warranty Deed from U.S. Bank, National Association, recorded September 2, 2011 in Instrument No. 20110920-0072885, Register's Office for Davidson County, Tennessee.

The said Daniel L. Kirchenschlager having since died on September 20, 2014, leaving the said Kindra K. Kirchenschlager and the said Mallori S. Kirchenschlager as the surviving tenants.

This conveyance is subject to:
- Taxes for the year 2018 and subsequent years.
- Plan of record in Plat at Instrument No. 20020718-0086526, Register's Office for Davidson County, Tennessee.
- Master Deed of record in Instrument No. 20011121-0128062, amended in Instrument Nos. 20021212-0153656, 20110419-0030186 and 20151215-0125985, Register's Office for Davidson County, Tennessee.
- Restrictions for Phillips-Jackson Redevelopment Plan of record in Book 9183, Page 130, amended in Book 11625, Page 280 and Instrument Nos. 20020425-0051069, 20130903-0092714 and 20130903-0092717, Register' s Office for Davidson County, Tennessee.
- Charter for Row 8.9 Condominium Association in Instrument No. 20011130-0131873, Register's Office for Davidson County, Tennessee.
- Stormwater Detention Agreement in Instrument No. 20011121-0128093, Register's Office for Davidson County, Tennessee.
- Subject to conveyance to State of Tennessee in Book 6120, Page 475, Register' s Office for Davidson County, Tennessee.
- Public Utility Easement in Instrument No. 20010827-0092301, Register' 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: **1004 9th Avenue N, Nashville, Tennessee 37208**.

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 16th DAY OF MARCH, 2018.

Mallori S. Kirchenschlager

Kindra K. Kirchenschlager by Mallori S. Kirchenschlager Attorney in Fact
Kindra K. Kirchenschlager by Mallori S. Kirchenschlager as Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MALLORI S. KIRCHENSCHLAGER, 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/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 16th of March, 2018.

Notary Public
My Commission Expires: _____
(SEAL)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 03-03-2020

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MALLORI S. KIRCHENSCHLAGER, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of KINDRA K. KIRCHENSCHLAGER, and who acknowledged he/she/they executed the same as the free act and deed of the said KINDRA K. KIRCHENSCHLAGER.

Witness my hand and official seal, this the 16th of March, 2018.

Notary Public
My Commission Expires: _____
(SEAL)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 03-03-2020

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