Bill Garrett Davidson County
Batch# 75140 DEEDWARR
04/02/2018 09:26:03 AM 2 pgs
Fees: $13.00 Taxes: $825.10
20180402-0029938

This Instrument Prepared By:
Thomas I. Bottorff, Attorney
5110 Maryland Way, Suite 120
Brentwood, Tennessee 37027

Record & Return
WATAUGA TITLE COMPANY
5110 Maryland Way, Suite 120
Brentwood, TN 37027

ADDRESS NEW OWNER:
Kristina Noelle Lyle
119 Windsor Terrace Dr, Unit #119
Nashville, Tennessee 37221

SEND TAX BILL TO:
Owner

MORTGAGEE:

MAP	**143-1**
GROUP	**A**
PARCEL	**119.00co**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Emile Labrousse, unmarried,** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto **Kristina Noelle Lyle**, hereinafter called the GRANTEE, her heirs 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 No. 119, together with carport No. 119, on the Plan of Windsor Terrace Condominiums, Phase 2, A Horizontal Property Regime established by Master Deed of record in Book 7150, page 921, as amended in Book 7436, page 667, as re-recorded in Book 7464, page 297, Book 7661, page 40, Book 7729, page 206, Book 7980, page 717 and in Instrument No. 20000811-0079911, Register's Office, Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit "C" to the amendment to the Master Deed of record in Book 7436, page 667 as re-recorded in Book 7464, page 297, Register's Office, Davidson County, Tennessee, to which plan/plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Emile Labrousse, unmarried by deed from Marjorie Cecil Ewin, unmarried of record in Book 9291, page 668, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2018 and subsequent years.

This is **improved** property known as **119 Windsor Terrace Dr, Unit #119, Nashville, Tennessee 37221.**

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, her heirs and assigns , forever, and, GRANTOR does covenants with the said GRANTEE that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and, GRANTOR, does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, and her 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 the **28th** day of **March, 2018.**

Emile Labrousse
by: Thomas I Bottorff Mgr in Fact

Emile Labrousse, by Thomas I. Bottorff, as attorney-in-fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Thomas I. Bottorff**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he is the Attorney in Fact for the said **Emile Labrousee, the bargainor,** and as said Attorney in Fact, he executed the within Warranty Deed by signing the name of **Emile Labrousse** as her free act and deed for the purposes therein contained.

WITNESS my hand and official seal this 28th day of March, 2018.

Mary Joe Hartz
NOTARY PUBLIC

MARY JOE HARTZ
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES: SEPTEMBER 7, 2020

My Commission Expires: 7/9/2020

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $223,000.00.

AFFIANT

Subscribed and sworn to before me on this 28th day of March, 2018.

NOTARY PUBLIC
My Commission Expires: 7/9/2020

MARY JOE HARTZ
COUNTY OF DAV
MY COMMISSION EXPIRES: SEPTEMBER 7, 2020