Bill Garrett Davidson County
Batch# 75906 DEEDWARR
04/03/2018 12:21:35 PM 3 pgs
Fees: $18.00 Taxes: $454.68
20180403-0031098

NEW PROPERTY OWNER IS AND SEND TAX BILLS TO:
2115 YEAMAN PLACE
UNIT 407
NASHVILLE TN 37206

THIS INSTRUMENT PREPARED BY:
KELLY & SMITH
LAW OFFICE
GALLATIN, TENNESSEE 37066

MAP AND PARCEL 82-15-A-73.000 CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **ONE HUNDRED TWENTY-TWO THOUSAND EIGHT HUNDRED EIGHTY-FOUR AND 95/100 ($122,884.95) DOLLARS**, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, I, **JAMES ESCUE**, have this day bargained and sold and by these presents do hereby transfer and convey following described property to **JOSHUA JAMES ESCUE AND ROMAN MICHAL MROZOWSKI**, as tenants in common, their heirs and assigns, the following described tract or parcel, situated in Davidson County, Tennessee, as follows:

BEING Unit 407 and PARKING SPACE 174, 5TH AND Main Condominiums, as established under Master Deed of record in Instrument 20060630-0078751, Amended at Instrument Nos. 200701014-00011656, 20070424-0048607, 20080411-0036927, 20080512-0048553, 20081120-0114262, 20110921-0073283, and 20111129-0092827, in the Register's Office, Davidson County, Tennessee, to which Master Deed reference is hereby made for a more particular description of said unit.

BEING the same property conveyed to James Escue by deed from Joshua James Escue of record as Instrument No. 20120326-0025575, Register's Office of Sumner County, Tennessee.

THIS DOCUMENT PREPARED FROM INFORMATION PROVIDED BY THE GRANTOR AND NO EXAMINATION OF THE PUBLIC RECORDS HAS BEEN MADE TO ASCERTAIN OWNERSHIP OR STATUS OF TITLE.

TO HAVE AND TO HOLD the above described lot or parcel of land, together with all the improvements thereon and the appurtenances thereunto belonging unto the said GRANTEES, their heirs and assigns, in fee simple forever.

I COVENANT with the said GRANTEES, that I am lawfully seized and possessed of said lot or parcel of land, that we have the right to convey same and that the same is unencumbered except for 20181 real estate taxes, applicable building and zoning regulations

and all visible easements.

I FURTHER COVENANT with the said GRANTEES and bind myself, my heirs and legal representatives, to warrant and forever defend the title unto the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this the 29 day of March, 2018.

JAMES ESCUE

STATE OF TENNESSEE

COUNTY OF SUM NER

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

WITNESS my hand and official seal on this the 29 day of March, 2018.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 4-21-20

VICKI GRANTHAM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-21-2020

OATH

STATE OF TENNESSEE

COUNTY OF SUMNER

I, or We, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $122,884.95, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

AFFIANT

SUBSCRIBED and sworn to before me, this the 29 day of March, 2018.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 4-21-20

