Bill Garrett Davidson County
Batch# 76059 DEEDWARR
04/03/2018 03:52:26 PM 2 pgs
Fees: $13.00 Taxes: $823.25
20180403-0031371

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Drive, S-290
Brentwood, TN 37027
18-0425

STATE OF TENNESSEE
COUNTY OF Tennessee - Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $222,500.00

Victor D Seeman
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS
30th day of March, 2018

Notary Public
Commission Expires: 5-5-20

CONNIE BEMBREY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Address of New Owner	Send Tax Bills To:	Map & Parcel
Andrew Evan Salpas 2304 Elliott Avenue #201 Nashville, TN 37204	Andrew Evan Salpas 2304 Elliott Ave #201 Nashville, TN 37204	105-14-0B-005.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

R. Stephen Richards, Jr., unmarried

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Andrew Evan Salpas

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Located in Davidson County, Tennessee, being Unit No. 201, on the plan of Elliott Avenue Condominiums, a Horizontal Property Regime, filed as Exhibit to and established by Master Deed of record in Instrument No. 20050726-0087034, as amended in Instrument No. 20050728-0088366, Register's Office for Davidson County, reference to which is hereby made for a more complete description.

Being the same property conveyed to R. Stephen Richards, Jr., unmarried by Warranty deed from Alex Trent, unmarried of record in Instrument No. 20150116-0004685 Register's Office for Davidson County, Tennessee, dated January 14, 2015 and recorded on January 16, 2015.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 2304 Elliott Avenue #201, Nashville, TN 37204.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we so covenant with the said GRANTEES 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 30th day of March, 2018.

R. Stephen Richards, Jr.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State,

R. Stephen Richards, Jr.

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 at Brentwood, Tennessee this 30th day of March, 2018.

Notary Public

My Commission Expires: 5/8/2018

(Notary Seal)

