#129-75

Return to:
Advantage Title and Escrow, Inc
3325 Aspen Grove Dr
Suite 104
Franklin, TN 37067

Bill Garrett
Batch# 82344
04/18/2018 11:07:53 AM
Fees: $13.00 Taxes: $999.00
Davidson County
DEEDWARR
2 pgs
20180418-0036506

Warranty Deed

KASEY KELCHNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 12-20-2020

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $270,000.00

Affiant

Subscribed and sworn to before me, this the 16th day of April, 2018.

Notary Public

My commission expires:

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Kyra S. Upshur	Primary Residential Mortgage, Inc.	
1118 Litton Avenue, #218	1480 North 2200 West	072-10-1A-114.00-CO
Nashville, TN 37216	Salt Lake City, UT 84116	

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, **PAUL J. WITTE AND MARY ANN J. WITTE, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **KYRA S. UPSHUR, SINGLE 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:

Land situated in Davidson County, Tennessee, Unit A2022, as established in Declaration of Covenants, Conditions and Restrictions for Solo East, a Condominium of record at Instrument No. 20160729-0078558, as amended in Instrument No. 20160818-0086606, 20161121-0122822 and 20170320-0027135, in the Register's Office of Davidson, Tennessee with Plat attached as Exhibit "B" to which Master Deed reference is hereby made for a more particular description of said property.

Being a portion of the same property conveyed to Harpeth Development, LLC, a Tennessee limited liability company by Quitclaim Deed from The Park at Five Points, LLC, a Tennessee limited liability company of record in Instrument No. 20140611-0051057 Register's Office for Davidson County, Tennessee, dated June 04, 2014 and recorded on June 11, 2014.

Being the same property conveyed to Paul J. Witte and Mary Ann J. Witte, husband and wife by Warranty Deed from Harpeth Development, LLC, a Tennessee limited liability company of record in Instrument No. 20170712-0070277 Register's Office for Davidson County, Tennessee, dated July 10, 2017 and recorded on July 12, 2017.

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 1118 Litton Avenue, #218, Nashville, TN 37216.

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 16th day of April, 2018.

Paul J. Witte

Mary Ann J. Witte

STATE OF ~~NEW YORK~~ FLORIDA
COUNTY OF COLLIER

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Paul J. Witte and Mary Ann J. Witte, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 16th day of April, 2018.

Notary Public

My Commission Expires:

NOTARY PUBLIC

JENNIFER SADALLAH
Notary Public, State of Florida
Commission# FF 154248
My comm. expires Nov. 15, 2018