Bill Garrett Davidson County
Batch# 86197 DEEDWARR
04/30/2018 10:54:23 AM 2 pgs
Fees: $13.00 Taxes: $924.63
20180430-0040331

WARRANTY DEED

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $249,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24TH DAY OF APRIL, 2018.

Notary Public

MY COMMISSION EXPIRES: 12/15/21
(AFFIX SEAL)

REBECCA SHUKIS NOTARY PUBLIC TENNESSEE My Comm Exp. 12/15/2021 COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Boulevard, Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Christopher Lott	new owner	104090U01100CO
(NAME)	(NAME)	
3525 West End Avenue, Apartment C3	1713 Allison Pl.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205	Nashville, TN 37203	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Benjamin Stacey,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Christopher Lott, an unmarried man,** 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:

A certain condominium located in Davidson County, Tennessee, being Unit No. C-3 of The Historic Elmington Condominium, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing The Historic Elmington Condominium of record in Instrument Number 20081103-0109021, amended in Instrument No. 20090623-0058248, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on Exhibit "C" to said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in Exhibit to said Master Deed. Pursuant to the provisions of Section 9 of the Master Deed, Parking Space #9 is hereby assigned as a limited Common Element for the Unit conveyed hereby.

Being the same property conveyed to Larry Fred Stacey, an unmarried man by deed dated August 26, 2014 from Sarah Elizabeth Hamner, a single woman of record in Instrument No. 20140829-0079077, Register's Office for Davidson County, Tennessee. Thereafter the said Larry Fred Stacey conveyed his interest in said property by deed dated December 29, 2015 to Benjamin Stacey of record in Instrument No. 20160115-0004414, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 3525 West End Avenue, Apartment C3, Nashville, TN 37205
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 do 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 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 hands this **24th day of April, 2018.**

Benjamin Stacey

State of Tennessee
County of Davidson

On this 24th day of April, 2018, before me, a Notary Public, within and for the State and County aforesaid, personally appeared Benjamin Stacey, the within named bargainor with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument and that he executed the within instrument for the purposes therein contained as his free act and deed.

Witness my hand and official seal this 24th day of April, 2018.

Notary Public I. Dyke Tatum
My Commission Expires: May 03, 2021

File No.: 18-Lott

