Bill Garrett Davidson County
Batch# 86522 DEEDWARR
04/30/2018 04:23:30 PM 3 pgs
Fees: $18.00 Taxes: $999.00
20180430-0040727

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Drive, S-290
Brentwood, TN 37027
18-0847

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 27th day of April, 2018

Notary Public
Commission Expires: 1-8-19

J CARLA IKARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Address of New Owner	Send Tax Bills To:	Map & Parcel
Kristina Bridwell 4505 Harding Pike #184 Nashville, TN 37205	New Owner	116-03-0B-184.00-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,

Anne Wagar, a married woman,

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

Kristina Bridwell, a single woman,

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 Apartment in Davidson County, Tennessee, being Unit No. 184 in a Horizontal Property Regime located on the Plan of Royal Oaks Condominiums, of record in Book 5200, Page 45, Register' s Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate description thereof, together with an undivided 1.201% interest in Common elements of 4505 Harding Road Homeowner' s Association of record in Book 5282, Page 972, said Register' s Office.

Being the same property conveyed to Anne Wagar by Warranty Deed from Madeline M. Hagan, married of record in Instrument No. 20150706-065337 Register's Office for Davidson County, Tennessee, dated June 16, 2015 and recorded on July 06, 2015.

This property has never been a primary residence of Anne Wagar or her spouse.

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: 4505 Harding Pike #184, Nashville, TN 37205.

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 27th day of April, 2018.

Anne Wagar

Anne Wagar

NEW JERSEY
STATE OF ~~TENNESSEE~~
COUNTY OF ~~Davidson~~ MONMOUTH

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

Anne Wagar

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 ALLENHURST, NEW JERSEY Nashville, Tennessee this 27th day of April, 2018.

Natasha M. Fitzgerald
Notary Public

My Commission Expires: June 15, 2020

(Notary Seal)

Natasha M. Fitzgerald
COMMISSION # 50017638
NOTARY PUBLIC STATE OF NEW JERSEY
MY COMMISSION EXPIRES JUNE 15, 2020

TRUE COPY CERTIFICATION

I, MITCHELL A. WATTS, do herby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached documents tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Mitchell A Watts

Signature

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, J Carla Ikard, a notary public for this county and state, Mitchell A Watts who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

J Carla Ikard

Notary

My Commission Expires 1-8-19

Notary's Seal

J CARLA IKARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY