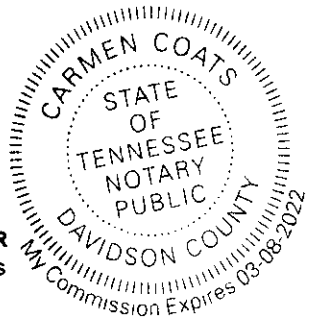
This instrument was prepared by:
DLO TITLE, LLC
101 SE Parkway Court, Ste 220
Franklin, TN 37064
2018040007



Bill Garrett Davidson County
Batch# 90551 **DEEDWARR**
05/09/2018 03:13:49 PM 2 pgs
Fees: $13.00 Taxes: $802.90



20180509-0044627

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, is $217,000.00

Sworn to and subscribed before me this 7th day of May, 2018.

Affiant

Carmen Coats
Notary Public

Address of New Owner:	Send Tax Bills to:	Map-Parcel Numbers:
Ladan Ahmadi	Quicken Loans Inc.	092-160D-124.00-CO
263 Forest Road	1050 Woodward Avenue	
Fort Lee, NJ 07024	Detroit, MI 48226-1906	

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($ 10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Lauren F. Yuda, a single woman** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Ladan Ahmadi, unmarried** hereinafter called the Grantees, their heirs and assigns, a certain parcel of land in **Davidson** County, Tennessee, described as follows:

A certain condominium located in Davidson County, Tennessee, being Unit No. 124 and Parking Space No. 37 of Bristol on Broadway, 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 Bristol on Broadway of record in Instrument Number 20050517-0055639, amended by Instrument No. 20060307-0026614 and Instrument No. 20070615-0071857, 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 said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in said Master Deed.

Together with a .39% interest in the common elements as provided for in said Master Deed.

Being the same property conveyed to Lauren F. Yuda, a single woman by Warranty deed from Michael Fragomeni and Hillary Fragomeni, husband and wife of record in Instrument No. 20150803-0076341 Register's Office for Davidson County, Tennessee, dated July 31, 2015 and recorded on August 03, 2015, Scrivener's Affidavit recorded on November 18, 2015 in Instrument No. 20151118-0117116 Register's Office for Davidson County, Tennessee.

This is improved property known as **1803 Broadway, Unit 124, Nashville, TN 37203.**

This conveyance is made subject to:

Zoning; setback requirements; general utility, sewer and drainage easements of record; subdivision and/or condominium declarations, covenants, restrictions, and easements of record. Current year taxes are to be paid by ____Grantor __X__ Grantee.

TO HAVE AND TO HOLD said land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, their heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out. Grantor does further covenant and bind himself, his heirs and representatives, to warrant and forever defend the title to said land to said Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the plural shall include the singular, the singular the plural, and the use of any gender is applicable to all genders.

WITNESS my hand, this 7th day of May, 2018.

Lauren F. Yuda

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for this county and state, Lauren F. Yuda, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that [s]he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 7th day of May, 2018.

Notary Public

R. MARK DOUGALL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 07-14-2019