Bill Garrett Davidson County
Batch# 96897 DEEDWARR
05/25/2018 12:32:30 PM 3 pgs
Fees: $18.00 Taxes: $2,000.78
20180525-0050361

WARRANTY DEED

File #18198

STATE OF New York
COUNTY OF New York
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $540,750.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF MAY, 2018.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

E. ROSE HEDREEN
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01HE6367629
Qualified in New York County
Commission Expires November 20, 2021

THIS INSTRUMENT WAS PREPARED BY
Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael F. Braun	New Owner	104100C00200CO
(NAME)	(NAME)	
3527 Richardson Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Clifford O. Richmond unmarried,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Michael F. Braun and Crystal R. Braun husband and wife,** 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:

Land in Davidson County, Tennessee, being a part of Elmington Condominium tract as shown per plan of record in Plat Book 4300, page 16, Register's Office for Davidson County, Tennessee as revised in Plat Book 4300, page 200 and Plat Book 4660, page 60, said Register's Office, identified as follows:

Unit No. C-2 on said plat as shown in and described by the Master Deed establishing a horizontal property regime with respect to Elmington Condominium including the Surveyors Plans and the Administrative By-laws thereunto attached and exhibited, recorded in Book 4486, page 547, of the Register's Office for Davidson County, Tennessee. Together with each and all of the rights, privileges and appurtenances thereunto belonging, as set forth in said Master Deed, Surveyors Plans and Administrative By-laws, including without limitation, such Units undivided percentage interest in the land and general common elements.

Being the same property conveyed to Clifford O Richmond, unmarried by Warranty Deed from Nancy E. Asher and husband, Harvey Asher dated April 2nd 2007 and recorded April 3rd 2007 of record in Instrument No. 20070403-0039439, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the current year's property taxes which have been prorated, subsequent years taxes are assumed by the Grantees, all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved ☒ property, known as 3527 Richardson Avenue, 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 hand this 21ST day of May, 2018.

Clifford O. Richmond

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Clifford O. Richmond, the bargainor(s), 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 this 21st day of May, 2018.

My Commission Expires:

GREG FAIRBETTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires NOV 9, 2021

Notary Public

RETURN RECORDED DOCUMENTS TO:

Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

True Copy Certification

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

Signature

State of New York

County of New York

Personally appeared before me, MELISSA BLACKNICK [~~Name of Notary~~], a notary public for this county and state, KRISTIN BUKSA [~~name of person making certification~~] who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: October 16, 2021

Notary' Seal (if on paper)

MELISSA BLACKNICK
NOTARY PUBLIC-STATE OF NEW YORK
No. 01BL4957475
Qualified in New York County
My Commission Expires October 16, 2021