WARRANTY DEED

File #18167



Bill Garrett Davidson County
Batch# 98735 DEEDWARR
06/01/2018 08:53:20 AM 2 pgs
Fees: $13.00 Taxes: $2,404.63

20180601-0052104

STATE OF TENNESSEE
COUNTY OF _____

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $649,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF MAY, 2018.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
American Title & Escrow Services, LLC
134 Frierson Street
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Nicholas Streff	NEW OWNER	-105-13-0K-002.00-CO
(NAME)	(NAME)	
916-A South Douglas Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204		
(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, **Brian J. Weisser and Karen M. Weisser, husband and wife,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Nicholas Streff and Alyssa Streff, husband and wife,** HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land to Davidson County, Tennessee, being Private Element Unit B, on the Plan of 916 South Douglas Condominiums, a Condominium (Horizontal Property Regime with Private Elements as defined to Tenn. Code Ann. 66-27-101 et seq.) located in Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for 916 South Douglas Condominiums, a Condominium of record in Instrument Number 20110406-0026476, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive Covenants Conditions and Regulations imposed upon and relating to the units, property, co-owners and tenants of 916 South Douglas Condominiums, a Condominium, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument Number 20110406-0026476, said Register's Office, are hereby incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being the same property conveyed to Daniel T. Heard, Trustee by Strawman Quitclaim Deed from Brian J. Weisser and Karen M. Seiler, now known as Karen M. Weisser of record in Instrument No. 20130812-0084522, Register's Office for Davidson County, Tennessee, dated May 20, 2013 and recorded on August 12, 2013 and within the same deed the said Daniel T. Heard, Trustee conveyed his interest in the subject property to Brian J. Weisser and wife, Karen M. Weisser.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 916-A South Douglas Avenue, Nashville, TN 37204

(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 30th day of May, 2018.

Brian J. Weisser

Karen M. Weisser

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, **Brian J. Weisser and Karen M. Weisser**, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of May, 2018.

My commission expires: 8.4.20

Notary Public



RETURN RECORDED DOCUMENTS TO:

American Title and Escrow Service, LLC
134 Frierson Street
Brentwood, TN 37027