Bill Garrett Davidson County
Batch# 105527 DEEDWARR
06/18/2018 10:11:30 AM 4 pgs
Fees: $23.00 Taxes: $1,110.00
20180618-0058172

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $300,.000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3RD DAY OF JUNE, 2018.

Notary Public

MY COMMISSION EXPIRES: 03-07-2022
(AFFIX SEAL)

TYLER CLARK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY
Tiago Title, LLC, ,

File No.: TN18-01663

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO.
Kim Eldridge	Kim Eldridge	
(NAME) 832 1st Avenue North	(NAME) 832 1st Avenue North	
(ADDRESS) Nashville, TN 37201	(ADDRESS) Nashville, TN 37201	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF No Dollars And No/100 Dollars ($0.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, ELYSE BADEWITZ, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO KIM ELDRIDGE, 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:

SEE EXHIBIT "A"

unimproved ☐
This is improved ☒ property, known as 832 1st Avenue North, Nashville, TN 37201
(House No.) (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.

WITH THE hereditaments and appurtenances thereunto pertaining, hereby releasing any and all claims to homestead and dower therein.

IT IS THE INTENTION OF THE PARTIES HERETO to hereby create in Grantee a joint tenancy estate with right of survivorship and not as tenants in common.

THIS CONVEYANCE is made subject to all zoning ordinances, easements, and restrictions of record insofar as the same may lawfully affect the above-described property.

Witness Elyse Badewitz this 7th day of June, 2018.

Elyse Badewitz

STATE OF ~~COLORADO~~ Tennessee
COUNTY OF ~~DENVER~~ Davidson

On this 7th day of June, 2018, before me personally appeared Elyse Badewitz to me known to be the person(s) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his/her/their free act and deed.

Witness my hand and official seal at ___ County, Tennessee this 7th day of June 2018.

Commission Expires: 03-07-2022

Notary Public

TYLER CLARK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

WFG National Title Insurance Company
a Williston Financial Group company

COMMITMENT FOR TITLE INSURANCE

Issued By

NORTH AMERICAN TITLE INSURANCE COMPANY

EXHIBIT A

The Land is described as follows:

Being a certain condominium apartment in Davidson County, Tennessee, being Unit No. 832 as specified on the plat shown in the Master Deed, on the plan of Riverfront Condominiums, A Horiiiizontal Property Regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by Master Deed for Riverfront Condominiums, of record under Instrument No. 20051221-0153160, as amended in Instrument No. 20051228-0155671, and second amendment in Instrument No. 20060518-0058640, Register's Office for Davidson County, Tennessee including without limitation the by-laws appended thereto, said Register's Office, together with the undivided percentage interest in the common elements appurtenant to said unit, as set forth in said Master Deed. Reference is hereby made to the Plan of Riverfront Condominiums for Placement of Units, as shown on Exhibit "E" to the Master Deed of Record under Instrument No. 20051221-0153160, as amended in Instrument No. 20051228-0155671, and second amendment in Instrument No. 20060518-0058640, said Register's Office, for a more complete identification and description of such unit.

BEING THE SAME PREMISES conveyed unto Elyse Badewitz by Warranty Deed from Kristi C. Newcomb and Robert D. Newcomb recorded October 12, 2015 in the Office of the Register of Deeds for Davidson County, Tennessee at Instrument No. 20151012-0103660.

Map Parcel No: 82-14-A-62.00 CO

True Copy Certification

I, Michael Zara, President, 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.

Michael Zara, President

State of Colorado

County of Denver

Personally appeared before me, Stephanie Poage, a notary public for this county and State, Michael Zara, President, 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: 03/26/21
Notary' Seal (if on paper)

STEPHANIE POAGE
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20044005731
MY COMMISSION EXPIRES MARCH 26, 2021