Bill Garrett Davidson County
Batch# 114400 DEEDWARR
07/10/2018 12:55:30 PM 4 pgs
Fees: $23.00 Taxes: $1,276.50
20180710-0066529

WARRANTY DEED

THIS INDENTURE, made and entered into this 25TH day of MAY, 20 18, by and between **MICHAEL C. MIKLOS**, party of the first part, and **SIRVA RELOCATION CREDIT, LLC, a Delaware Limited Liability Company**, party of the second part.

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations the receipt of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate situated and being in the City of NASHVILLE, County of DAVIDSON, State of Tennessee, to wit:

A certain condominium apartment in Davidson County, Tennessee, being Unit No. 102 of St. Charles Place Condominiums, a horizontal property regime, created under Title 66, Section 27-101 et seq., as amended, Tennessee Code Annotated and as established by a Master Deed of St. Charles Place Condominiums of record in Book 6438, Page 595, as re-recorded in Book 6452, Page 864, as amended in Book 6488, Page 833, and Book 6539, Page 893, and a plan of which is attached as "Exhibit "C" of the Second Amendment to Master Deed and By-Laws of record in Book 6539, Page 893, Registers Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said unit as set forth in said Master Deed, all to which reference is hereby made for a more complete description.

Being the same property conveyed to the party of the first part by warranty deed of record under instrument number 20120402-0027459 in the Register's Office of DAVIDSON County, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever. And the said party of the first part does hereby covenant with the said party of the second part that she is lawfully seized in fee of the aforedescribed real estate; that she has a good right to sell and convey the same; that the same is unencumbered, except for City of NASHVILLE and County of DAVIDSON realty taxes for the year 20 18, and subdivision restrictions, building lines and easements of record in Plat Book 6539, Page 893, in the said Register's Office; and that the title and quiet possession thereto she will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the said party of the first part the day and year first above written.

MICHAEL C. MIKLOS

STATE OF North Carolina

COUNTY OF Wake

BEFORE ME, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **MICHAEL C. MIKLOS**, to me known to be the persons described in, and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed and for the purposes therein contained.

WITNESS my hand and Notarial Seal at Office this 25th day of May, 2018.

LaDarius J Satterwhite
Notary Public

My commission expires: April 12, 2020

LADARIUS J. SATTERWHITE NOTARY PUBLIC EDGECOMBE COUNTY, NC MY COMMISSION EXPIRES APRIL 12, 2020

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer, or value of the property transferred, whichever is greater, is $ 345,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 9th day of July, 2018.

Notary Public

My commission expires: March 18, 2019

CHRISTOPHER R. JACKSON STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Property Address: **102 SAINT CHARLES PLACE, NASHVILLE, TN 37212-3242**

Tax Parcel Number: 104060K10200CO

Name and address of property owner, and mail tax bills to:

SIRVA Relocation Credit, LLC
6200 Oak Tree Blvd., Ste 300
Independence, OH 44131

This instrument was prepared by, and after recording, return to:

SIRVA Relocation Credit, LLC
6200 Oak Tree Blvd., Ste 300
Independence, OH 44131

CERTIFICATE OF AUTHENTICITY

I, Christopher R. Jackson, 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.

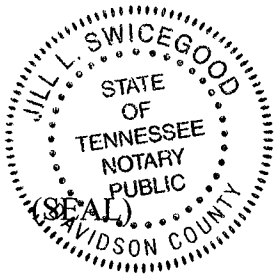
Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Jill L. Swicegood, a notary public in and for the aforesaid county and state, the within named Christopher R. Jackson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



(SEAL)

Jill L. Swicegood
Notary Public

My Commission Expires: Sept 10, 2018

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