Bill Garrett Davidson County
Batch# 114400 DEEDWARR
07/10/2018 12:55:30 PM 5 pgs
Fees: $28.00 Taxes: $1,276.50
20180710-0066530

LIMITED LIABILITY WARRANTY DEED

THIS INDENTURE, made and entered into this __12th___ day of ___June_____, 2018 , by and between **SIRVA RELOCATION CREDIT, LLC,** a Limited Liability Company organized and existing under and by virtue of the laws of the State of DELAWARE, party of the first part, and **Gary N. Ballard and Kimberley R. Ballard, husband and wife,** party of the second part,

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good an 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 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 No. __20180710006652 9___ 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, their heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that it 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 those matters set out on Exhibit "B" hereto, which Exhibit "B" is incorporated herein by reference as fully as if set out herein verbatim; and that the title and quiet possession thereto it 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 is referred to, and pronouns shall be construed according to their proper gender and number according to the context of this instrument.

IN WITNESS WHEREOF, the party of the first part has caused this instrument to be executed by and through its duly authorized officer the day and year first above written.

SIRVA RELOCATION CREDIT, LLC

By: _____

Its: Mgr - Title operations

STATE OF OHIO
COUNTY OF CUYAHOGA

BEFORE ME, the undersigned duly, a Notary Public within and for said County and State, duly commissioned and qualified, personally appeared Kevin Butler, Mgr. Title Operations, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the _____ (Manager, Chief Manager, Sole Member, Member, or other authorized signatory, as the case may be) of SIRVA RELOCATION CREDIT, LLC, a Limited Liability Company, and who further acknowledged that, being duly authorized so to do, he/she executed the foregoing instrument for the purposes therein contained, by subscribing thereto the name of said limited liability company as the free act and deed of said limited liability company.

WITNESS my hand and Notarial Seal at Office this 12th day of June, 2018.

Notary Public

Priscilla L Jackson-Bailey
Notary Public, State Of Ohio
Recorded in Cuyahoga County
My commission expires: 9/14/2021
My Commission Expires
September 14, 2021

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**

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

Gary N. Ballard & Kimberley R. Ballard
102 Saint Charles Pl., #102
Nashville, TN 37212

Tax Parcel Number: 062020A33500CO

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

Stewart Title Company
Sidwell & Barrett, PC
1630 NW Broad Street, Ste 100
Murfreesboro, TN 37129

EXHIBIT "B"

All matters shown on the plat of record in Plat Book 5200, Page 692, in the Register's Office for Davidson County, Tennessee.

Rights of the Co-Owners of S & L Associates, a Tennessee partnership comprised of Stephen O. Hewlett and C. LeRoy Norton, Jr., in the general common elements and limited common elements as set forth in the Master Deed recorded in Book 6438, Page 595, Re-recorded in Book 6452, Page 864, Amended recorded in Book 6488, Page 833 and Second Amendment recorded as Book 6539, Page 893, inclusive, Davidson County Records, and as amended, conditions, regulations, restrictions, easements and other matters as set forth in the above described Master Deed, Amendment(s) and Statute.
NOTE: The Master Deed provides, among other things for assessments to be made against each unit/apartment, and for each such unpaid delinquent assessments to constitute a lien.

Covenants, conditions, easements and restrictions recorded, in Book 6249, Page 581, in the Register's Office for Davidson County, Tennessee, together with all amendments thereto, which may provide for association dues, fees and/or assessments, in addition to any easements, reservations, covenants, building set back requirements, option to purchase, right of first refusal and any special assessments which may come due but omitting any such covenant or restriction based on race, color, religion, sex, familial status or national origin.

Charter of St. Charles Place Condominium Association recorded in Book 6457, Page 589, in the Register's Office for Davidson County, Tennessee

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.

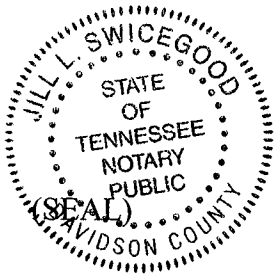
Attorney or Custodian

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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