Bk/ 36

WARRANTY DEED

Bill Garrett Davidson County
atch# 118932 DEEDWARR
7/20/2018 01:44:40 PM 2 pgs
ees: $13.00 Taxes: $1,098.90

20180720-0071072

JUNE E. ROWELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES SEPTEMBER 7, 2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $297,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 19 day of July, 2018.

Notary Public

MY COMMISSION EXPIRES: 9-7-21
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Green Hills , 30 Burton Hills, Suite 210, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Nicole Bails		082 13 0G 312.00
(NAME)	(NAME)	
303 Criddle St, Unit 312	SAME AS OWNER	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37219		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Two Hundred Ninety-Seven Thousand And No/100 Dollars ($297,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Haley Kuschman, a single woman**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Nicole Bails, a single person,** 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:

A certain condominium located in Davidson County, Tennessee, being Unit No. 312 of Harrison Square Condominiums Phase II, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing Harrison Square Condominiums of record at Instrument Number 20060823-0103941, amended at Instrument No. 20071025-0126183, Instrument No. 20080104- 0001138 and Instrument No. 20090127-0006865, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted in said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in said Master Deed.

Being the same property conveyed to John L. Peterson and Kirsten R. Peterson, husband and wife and Emily N. Peterson, unmarried, as joint tenants with right of survivorship by Warranty Deed from Timothy K. Ellrich, unmarried and Brittney G. Ellrich NKA Brittney German, unmarried dated August 1, 2013 and recorded August 7, 2013 as Instrument No. 201308070082748, in said Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Haley Kuschman by Warranty Deed from John L. Peterson and Kirsten R. Peterson, husband and wife and Emily N. Peterson, unmarried, as joint tenants with right of survivorship

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dated August 29, 2017 and recorded August 31, 2017 as Instrument No. 201708310089751, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 303 Criddle St, Unit 312, Nashville, TN 37219

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, has 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 our hands this 19 day of July, 2018

Haley Kuschman by Hillary Monroe Smith, her attorney-in-fact

STATE OF Tennessee

County OF DAVIDSON

Before me, the undersigned authority, a Notary Public within and for the State and County aforesaid personally appeared Hillary Monroe Smith, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained, and further acknowledged that they executed the foregoing instrument on behalf of Haley Kuschman, as Attorney-in-fact, and acknowledged that he executed the same as the free act and deed of her, for the purposes therein contained.

Witness my hand and official seal, this the 19th of July, 2018.

Notary Public

My Commission Expires:

(SEAL) 3/8/2022

GREGORY P REICHART
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 8, 2022

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