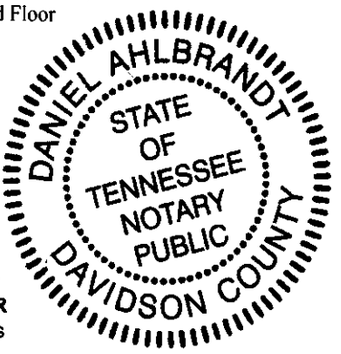
This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027



STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater is $224,900.00.

Affiant

Subscribed and sworn before me this the 31 day of August, 2018.

Notary Public
My commission expires: 11-3-2020

Karen Y Johnson Davidson County
Batch# 135947 **DEEDWARR**
09/04/2018 11:03:30 AM 2 pgs
Fees: $13.00 Taxes: $832.13

20180904-0087161

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Leanne Garland 1803 Broadway #413 Nashville, TN 37203	New Owner	092-16-0D 413.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, NICHOLAS WILSON, AN UNMARRIED MAN, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to LEANNE GARLAND, AN UNMARRIED WOMAN, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

A CONDOMINIUM APARTMENT UNIT LOCATED IN THE 19TH COUNCILMANIC DISTRICT OF NASHVILLE, DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. 413 OF THE BRISTOL ON BROADWAY, A CONDOMINIUM DEVELOPMENT, AS SET OUT IN THE MASTER DEED OF RECORD IN INSTRUMENT NO. 20050517-0055639, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TOGETHER WITH ALL RIGHT, TITLE AND INTEREST RELATING TO SAID UNIT AS PRESCRIBED AND SET FORTH IN SAID MASTER DEED, AND ALL RECORDED AMENDMENTS AND EXHIBITS THERETO, WHICH BY THIS REFERENCE ARE INCORPORATED HEREIN AND MADE A PART HEREOF.

TOGETHER WITH A .41% INTEREST IN THE COMMON ELEMENTS AS PROVIDED FOR IN SAID MASTER DEED.

TOGETHER WITH PARKING STALL #133.

Being the same property conveyed to Nicholas Wilson, a single man, by deed from Daniel L. Jennings, married, dated 05/26/2015, of record in Instrument No. 20150528-0049322, said Register's Office.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 1803 Broadway #413, Nashville, TN 37203.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 the 31st day of August, 2018.

Nicholas Wilson

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Nicholas Wilson, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 31st day of August, 2018.

My commission expires: 9/10/18

Notary Public

