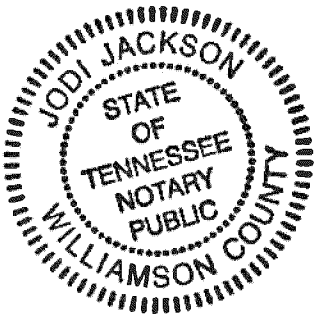
Karen Y Johnson Davidson County
Batch# 162253 DEEDWARR
11/19/2018 11:18:30 AM 3 pgs
Fees: $18.00 Taxes: $2,384.65
20181119-0113618

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $644,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 14th day of November, 2018.

Notary Public

MY COMMISSION EXPIRES: 7/26/21
(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).
Augustus F. Hothorn and Patricia M. Hothorn	Augustus F. Hothorn and Patricia M. Hothorn	104 02 0X 210.00
(NAME)	(NAME)	
210 31st Ave N	210 31st Ave N	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203	Nashville, TN 37203	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Gayle J. Nelson, a single person**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Augustus F. Hothorn and Patricia M. Hothorn, husband and wife**, 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. 210 of The Row at 31st Condominiums, 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 The Row at 31st Condominiums of record in Instrument Number 20030430-0057670, as corrected and amended in Instrument Number 20040203-0012935, Instrument Number 20040206-0014724, Instrument Number 20040615-0070764, Instrument No. 20040915-0111215, Instrument No. 20080425-0042359 and Instrument No. 20130204-0011323 and Instrument No. 20171109-0115339, as corrected by Scrivener's Affidavit recorded in Instrument No. 20180501-0041173, 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 on 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 Gayle J. Nelson by Warranty Deed from Baty Development Group, LLC dated June 30, 2004 and recorded July 8, 2004 as Instrument No. 20040708-0081315, in said Register's Office for Davidson County, Tennessee.

File Number: GRN-188010SSO

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 210 31st Ave N. 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 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.

Witness our hands this 14 day of November 2018

Gayle J. Nelson, by Hillary Monroe Smith as attorney in fact

STATE OF Tennessee

County OF Davidson

Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared Hillary Monroe Smith, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Gayle J. Nelson, as Attorney-in-fact, and acknowledged that he executed the same as the free act and deed of the said Gayle J. Nelson, for the purposes therein contained.

Witness my hand and official seal, this the 14th of November, 2018.

Notary Public

My Commission Expires: 7-26-21

(SEAL)

JODI JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

The execution of this instrument is effected by the signature of Hillary Monroe Smith as Attorney-in-fact for Gayle J. Nelson, which Power of Attorney is recorded in Instrument No. 201811190113617 said Register's office.

File Number: GRN-188010SSO

True Copy Certification

I, Penny Y. Ray, 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.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, Patricia Haggard a notary public for this county and state, Penny Y. Ray 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: 5/6/19
Notary' Seal (if on paper)

PATRICIA HAGGARD
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-06-2019