WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 173402 DEEDWARR
12/12/2018 01:13:30 PM 2 pgs
Fees: $13.00 Taxes: $1,295.00
20181212-0121046

File No. TE0004704

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $350,000.00.

Julie Lonside
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th day of December, 2018.

Notary Public

MY COMMISSION EXPIRES: 4-11-2020
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Misty Leigh Goddard	Guaranteed Rate	082-13-0E-411.00
(NAME) 817 3RD AVE N UNIT 411	(NAME) 4410 N. Ravenswood Ave	
(ADDRESS) NASHVILLE, TN, 37201	(ADDRESS) Chicago, IL 60640	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Miranda R. Christy, unmarried,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Misty Leigh Goddard, single woman,** HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Unit 411, DISTRICT LOFTS, A CONDOMINIUM DEVELOPMENT, together with Storage Space No. 4B, as established under Master Deed of record in Instrument No. 20080104-0001256, amended by Surveyors Certificate of Correction, of record in Instrument No. 20080111-0003637, and amended by Instrument No. 20080609-0059308, in the Register's Office, DAVIDSON County, Tennessee, to which master deed reference is hereby made for a more particular description of said unit.
Unit No. 411 is assigned Parking Space 48 as shown on the plan of the parking space assignment of record in Instrument No. 20080609-0059308, in the Register's Office for Davidson County, Tennessee

Being the same property conveyed to Miranda R. Christy, by Warranty Deed, from Patricia A. Hendricks, unmarried, of record in Instrument No. 20140725-0066470, in the Register's Office of Davidson County, Tennessee, dated July 22, 2014 and recorded on July 25, 2014.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2018, which have been pro-rated and paid at closing; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 817 3RD AVE N UNIT 411, NASHVILLE, TN 37201

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 my hand this 11th day of December, 2018.

Miranda Christy

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Miranda Christy, the bargainor(s), with whom I am personally acquainted (or proved to me her identity on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand this 11th day of December, 2018.

M. Menke
Notary Public

My commission expires: 3-8-2022

MEGAN MENKE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN RECORDED DOCUMENTS TO:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

True Copy Certification

I, Yvette Meldrum, 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, the undersigned, a notary public for this county and state, Yvette Meldrum who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature
My Commission Expires 4-11-2020

STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 04-11-2020