THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 540
Nashville, TN 37203

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 775,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF March, 2019

Notary Public

MY COMMISSION EXPIRES: 9/6/20

(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 09/06/2020

Karen Johnson Davidson County
Batch# 209755 DEEDWARR
03/25/2019 02:58:08 PM 2 pgs
Fees: $13.00 Taxes: $2,867.50

20190325-0026888

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kate Suess	new owner	MAP
4107 A Oriole Place		PARCEL 131-03-1O-001.00-CO
Nashville, TN 37215		
(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, **Suzy N. Liff, Trustee of the Suzy N. Liff, Trust dated August 25, 2001**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Kate Suess**

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:

Land in Davidson County, Tennessee, being Unit No. A of 4107 Oriole Pace Cottages, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants Conditions and Restrictions for 4107 Oriole Place Cottages, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20141016-0095794, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners, and tenants of Homes at 4107 Oriole Pace Cottages, a Horizontal Property Regime with Private Elements, contained in the said Declaration, the Plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20141016-0095794, and Bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being the same property conveyed to Suzy N. Liff, Trustee by Warranty deed from The Baird Graham Company, L.L.C., a Tennessee limited liability company of record in Instrument No. 20151022-0107549 Register's Office for Davidson County, Tennessee, dated October 20, 2015 and recorded on October 22, 2015.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 6-P-19-4107A-B

This is () UNIMPROVED

(X) IMPROVED property known as **4107 A Oriole Place, Nashville, TN 37215.**

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 hand( ) this the 20th day of March, 2019.

Suzy N. Liff, Trustee

Suzy N. Liff, Individually

STATE OF ~~TENNESSEE~~ Colorado
COUNTY OF Arapahoe

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Suzy N. Liff** with whom I am personally acquainted and who upon his oath acknowledged themselves to be the **Trustee** of the Suzy N. Liff Trust the within named bargainors, and Trust, and that they as such Trustees being authorized to do so, execute the foregoing instrument for the purposes therein contained by signing the name of the Trust, by the said **Suzy N. Liff** as such **Trustee**.

Witness my hand and seal this the 20 day of March, 2019.

My Commission expires 12/6/22

Notary Public

ANTHONY VALVERDE
NOTARY PUBLIC
~~STATE OF COLORADO~~
NOTARY ID 20184046700
MY COMMISSION EXPIRES DECEMBER 6, 2022

STATE OF ~~TENNESSEE~~ Colorado
COUNTY OF Arapahoe

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Suzy N. Liff** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 20 day of March, 2019.

My Commission expires 12/6/22

Notary Public

ANTHONY VALVERDE
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20184046700
MY COMMISSION EXPIRES DECEMBER 6, 2022