Karen Johnson Davidson County
Batch# 214773 DEEDWARR
04/08/2019 09:03:30 AM 3 pgs
Fees: $18.00 Taxes: $961.63
20190408-0031467

This Instrument Prepared By and Returned To:	I hereby swear or affirm that the actual consideration for this transfer, or the value of the Premises, whichever is greater, is **$259,900.00** which is equal to or greater than the amount the Premises would command at a fair and voluntary sale.
Concord Title 3000 Meridian Blvd. Ste. 140 Franklin, TN 37067 File No. 20191603	Affiant Sworn to and subscribed before me this 5 day of April, 2019. Notary Public My Commission Expires: 11-5-19
After Recording Return To The Above.	

TABATHA EDWARDS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

WARRANTY DEED

THIS INDENTURE, made this 3 day of April, 2019, among:

WILLIAM Z. WARD, UNMARRIED

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantor**")

AND

LESLIE ADENE REITER AND LOIS REITER,
As Joint Tenants

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantee**").

WITNESSETH:

THAT the Grantor, for and in consideration of $10.00 Dollars and other good and valuable consideration, paid in hand, the receipt and sufficiency of which is hereby acknowledged, does grant, bargain, sell, transfer, convey and set over unto Grantee the following described real property hereinafter referred to as the "Premises".

Land in Davidson County, Tennessee, being Unit No. 108, 807 Eighteenth Avenue Condominiums, as established under Master Deed of record in Instrument No. 20041214-0148798, as amended in Instrument No. 20041216-0149823, Instrument No. 20050504-0050222, as re-recorded in Instrument No. 20060109-0003220, and further amended in Instrument No. 20051123-0142078, and as further described on Plan of record attached as Exhibit "E" to said Master Deed, as amended, in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Parking Space #10 is included as an appurtenance to this Unit in the Third Amendment to the Master Deed of record in Instrument No. 20051123-0142078, Register's Office for Davidson County, Tennessee. This appurtenance is deeded with the unit and is not transferable in any fashion except with a transfer of the Unit.

Being the same property conveyed to William Z. Ward, a single person by Warranty Deed from Brian Perrin and Faiza Ferdousy, husband and wife of record in Instrument No. 20140702-0058523 Register's Office for Davidson County, Tennessee, dated July 01, 2014 and recorded on July 02, 2014.

Being also known as 807 18th Avenue S Apt 108 Nashville, Tennessee 37203.

TOGETHER WITH AND SUBJECT TO all hereditaments and appurtenances deriving therefrom or appertaining thereto including, without limitation, matters filed for record with the aforesaid Register's Office and/or shown on plats or maps of same, if any; further releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE Premises by the Grantee, their heirs and assigns forever.

SUBJECT TO all applicable restrictions, easements, agreements, notations, setback lines and/or matters affecting the Premises filed for record in the aforesaid Register's Office.

FURTHERMORE, the Grantor hereby covenants with Grantee that they are lawfully seized in "fee simple" of the Premises, have full power, authority and right to convey the same; that the Premises are free from all liens, other than those described above and property taxes for the current year, which shall be prorated between the parties on the date title to the Premises is transferred to Grantee, the payment of which shall be the responsibility of Grantee; and that Grantor will forever warrant and defend the Premises and title thereto against lawful claims of **ALL PERSONS WHOMSOEVER.**

THE SOURCE of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.

WHENEVER in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the undersigned have executed this instrument on the date first above written.

William Z. Ward

State of Alabama
County of Tuscaloosa

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, William Z. Ward, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 3rd day of April, 2019.

Notary Public
My Commission Expires: 5-17-20

Owner Name & Property Address:

Name: Leslie Reiter and Lois Reiter
Address: 807 18th Avenue S Apt 108
City, State, Zip: Nashville, TN 37203

Responsible Party For Taxes:

Name: New Owner
Address: _____
City, State, Zip: _____

Tax ID: 092-16-0C-108.00-CO

Return to:
MAGNOLIA
TITLE & ESCROW
1104 Fatherland Street
NASHVILLE, TN 37206

True Copy Certification

I, Leslie A. Garside, 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.

Leslie A Garside
Signature

State of Tennessee

County of Davidson

Personally appeared before me, Marcy Morgan, a notary public for this county and state, Leslie A. Garside who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Marcy Morgan
Notary's Signature

My Commission Expires: 3-3-20
Notary' Seal (if on paper)

