WARRANTY DEED

Karen Johnson Davidson County
Batch# 215699 DEEDWARR
04/09/2019 11:43:30 AM 3 pgs
Fees: $18.00 Taxes: $1,550.30
20190409-0032262

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS,
$419,000.00

Affiant

Subscribed and sworn to before me this 8 day of April 2019

Notary Public
My Commission expires: (Affix Seal)

RYAN LUX NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 03-03-2020

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Kurt A. Stieghan	New owner	070-07-0F-001.00CO
1016-A Alice Street		
Nashville, TN 37218		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Waterfront Management Group, LLC, a Tennessee limited liability company, and Joseph Keith Breedlove**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Kurt A. Stieghan and Tara P. Stieghan, husband and wife**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Unit No. 1016-A together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for 1016 Alice Street, a Townhouse Planned Unit Development (Horizontal Property Regime with Private Elements) of record in Instrument Number 20170317-0026416, being shown on Plat attached thereto as Exhibit "B", Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being part of the same property conveyed to Waterfront Management Group, LLC, a Tennessee limited liability company, and Joseph Keith Breedlove from John F. Smith by Warranty Deed on March 9, 2017, of record in Instrument Number 20170317-0026415, Register's Office for Davidson County, Tennessee.

Joseph Keith Breedlove is one and the same as Keith Breedlove

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2019 and subsequent years, plus any penalties and interest which may accrue.
- Subject to all matters as shown on Exhibit "B" to the Declaration of Covenants, Condition, and Restrictions of record in Instrument No. 20170317-0026416, Register's Office for Davidson County, Tennessee.
- Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20170317-0026416, Register's Office for Davidson County, Tennessee.
- Charter of Homes at 1016 Alice Street Homeowner's Association, Inc., of record in Instrument No. 201703170026416, Register's Office for Davidson County, Tennessee.
- Structure Easement of record in Instrument No. 20170317-0026415, Register's Office for said County. Water Rights in and to Well and Pump of record in Book 2633, page 558, Register's Office for said County. Easement for the flow of water of any creeks, streams or rivers across/through or forming the boundary of property described herein and the rights of the public therein.

This is improved property known as: **1016-A Alice Street, Nashville, TN 37218**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 April 8, 2019.

Keith Breedlove

Keith Breedlove

Waterfront Management Group, LLC, a Tennessee Limited Liability Company

By Lawrence Malham, Managing Member

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Keith Breedlove**, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this April 8, 2019

My commission expires 8/1/22

Notary Public

ANDREW H. MALONEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared **Lawrence Malham,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be president (or other officer authorized to execute the instrument) of **Waterfront Management Group, LLC,** the within named bargainor, a corporation, and that such officer, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as president (or other authorized officer).

WITNESS my hand and seal at office the day and year above written.

NOTARY PUBLIC My Commission Expires: 8/1/22

ANDREW H. MALONEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Reference:
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

MARCY MORGAN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires March 3, 2020

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