Karen Johnson Davidson County
Batch# 222811 DEEDWARR
04/26/2019 01:23:30 PM 3 pgs
Fees: $18.00 Taxes: $869.13
20190426-0038711

THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF Williamson
Bankers Title & Escrow Corp. 3310 West End Ave., Ste. 540 Nashville, TN 37203	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ **234,900.00**. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26 DAY OF April, 2019. Notary Public MY COMMISSION EXPIRES: (AFFIX SEAL)

EMILY BETTS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires MAR. 9, 2020

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Rachel Morse	new owner	MAP
2304 Elliott Avenue Apt. 101		PARCEL 105-14-0B-001.00-CO
Nashville, TN 37204		
(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, WE, **Emily G. Brandes an unmarried woman and Bruce Brandes, a married man**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Rachel Morse, an unmarried woman**

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. 101, as specified in the Plat shown in the Master Deed on the Plan of Elliott Avenue Condominiums, a horizontal property regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed for Elliott Avenue Condominiums, of record under Instrument No. 20050726-0087034, and as amended in Instrument No. 20050728-0088366, in the Register's Office for Davidson County, Tennessee, including without limitation by the by-laws appended thereto, in said Register's Office, together with the undivided percentage interest in the common elements appurtenant to said Unit, as set forth in said Master Deed, reference is hereby made to the plan of Elliott Avenue Condominiums, for placement of Units, as shown on Exhibit "E" to the Master Deed of record under Instrument No. 20050726-0087034, and as amended in Instrument No. 20050728-0088366, in said Register's Office, for a more complete identification and description of such Unit.

Being the same property conveyed to Emily G. Brandes, an unmarried woman and Bruce Brandes, a married man by Warranty deed from Karissa Ann Jargo, an unmarried woman of record in Instrument No. 20160426-0040406 Register's Office for Davidson County, Tennessee, dated April 25, 2016 and recorded on April 26, 2016.

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.

This is () UNIMPROVED
(X) IMPROVED property known as **2304 Elliott Avenue Apt. 101, Nashville, TN 37204.**

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(s) this the 25th day of April, 2019.

Emily G. Brandes

Emily G. Brandes

Bruce Brandes by Emily G Brandes Attorney in fact

Bruce Brandes by Emily G. Brandes, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Emily G. Brandes** 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 25th day of April, 2019.

My Commission expires March 3 2020

Notary Public

R. L. MOORE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Emily G. Brandes** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument on behalf of **Bruce Brandes**, as his Attorney in Fact, as the free act and deed of the within named **Bruce Brandes**.

Witness my hand and official seal this the 25th day of April, 2019.

My Commission expires March 3 2020

Notary Public

R. L. MOORE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

201904260038711

Certificate of Authenticity

I, John W. Bishop, 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, Emily Betts, a notary public for this county and state, John W. Bishop 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:

Notary's Seal (If on paper)

EMILY BETTS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires MAR. 9, 2020