Karen Johnson Davidson County
Batch# 232196 DEEDWARR
05/20/2019 12:11:30 PM 3 pgs
Fees: $18.00 Taxes: $880.60
20190520-0047326

THIS INSTRUMENT PREPARED BY: **The Row Title & Escrow, LLC** **20 Music Square West, Suite 200** **Nashville, TN 37203**	STATE OF Tennessee) COUNTY OF Davidson) The actual consideration or value, whichever is greater, for this transfer is: $238,000.00 Affiant Subscribed and sworn to before me, this 17th day of May, 2019. Notary Public My Commission Expires: 12/10/2019

D THOMPSON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF ROBERTSON

WARRANTY DEED

Address New Owner: Aileen S. Garcia-Gayoso 1803 Broadway Unit 424 Nashville, TN 37203	Send Tax Bills to: New Owner 8756 Gumleaf Cove Germantown. TN 38138	Tax Information: Tax Parcel ID No. 092-16-0D-424.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **KARSTEN GARBE AND WIFE, ANDREA GARBE, AND DENISE GARBE, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **AILEEN S. GARCIA-GAYOSO, AN UNMARRIED WOMAN** ("Grantee"), her successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land lying and being located in the 19th Councilmanic District of Nashville, Davidson County, Tennessee, being Unit 424 of The Bristol on Broadway, a condominium, being a portion of Lots Nos.142 and 143 on the Plan of the Boyd Addition to Nashville, recorded December 21,1857, in Book 21, Page 39, in Register's Office for Davidson County, Tennessee, and being more particularly described according to ALTA/ACSM As-Built Survey prepared by Wamble & Associates, PLLC, dated October 4, 2002, updated on February 14, 2003. Together with all right, title and interest relating to said unit as prescribed and set forth in the Master Deed for the Bristol on Broadway, a condominium, recorded as Instrument No. 20050517-0055639, amended at Instrument Nos. 20060307-0026614 and 20070615-0071857, said Master Deed and all recorded amendments and exhibits thereto, being by this reference incorporated herein and made a part hereof. Together with an undivided interest in the Common Elements on the Bristol on Broadway Condominium. Together with parking space # 144.

Being the same property conveyed to KARSTEN GARBE AND WIFE, ANDREA GARBE, AND DENISE GARBE, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, by deed from JOSEPH E. ADAMS AND WIFE, LAURIE A. ADAMS, of record in Instrument No. 20160622-0063836, dated June 26, 2016, said Register's Office.

This is improved property commonly known as: **1803 Broadway Unit 424 Nashville, TN 37203**

This conveyance is subject to all zoning and setback requirements, all general utility, sewer, drainage and any other easements and restrictions of record, the lien for property taxes that are not delinquent, any and all subdivision or condominium declarations, covenants, and restrictions of record, and any matters shown on any applicable plat.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, her successors, heirs and assigns, forever.

And Grantors covenant that they have lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantors further covenant and bind themselves, their successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, her successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantors have executed this instrument on this 17th day of May, 2019.

Karsten Garbe by Denise Garbe as Attorney in Fact
KARSTEN GARBE
By: Denise Garbe, as Attorney-in-Fact

Andrea Garbe by Denise Garbe as Attorney in Fact
ANDREA GARBE
By: Denise Garbe, as Attorney-in-Fact

Denise Garbe
DENISE GARBE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State **DENISE GARBE** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument on behalf of **KARSTEN GARBE**, as Attorney – In – Fact, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 17th day of May 2019.

BRADLEY T. BALD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 11-03-2020

Notary Public
My commission expires: 11/3/2020

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State **DENISE GARBE** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument on behalf of **ANDREA GARBE**, as Attorney – In – Fact, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 17th day of May 2019.

BRADLEY T. BALD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 11-03-2020

Notary Public
My commission expires: 11/3/2020

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **DENISE GARBE**, the within named bargainor, 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 for the purposes therein contained.

Witness my hand and official seal at office this 17th day of May 2019.

BRADLEY T. BALD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 11-03-2020

Notary Public
My Commission Expires: 11/3/2020

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 Davidson

Personally appeared before me, D. Thompson, 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.

D THOMPSON
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF ROBERTSON

Notary's Signature

My Commission Expires: 12/10/2019.

Notary's Seal (If on paper)