WARRANTY DEED

Karen Johnson Davidson County
Batch# 241563 DEEDWARR
06/11/2019 10:04:43 AM 2 pgs
Fees: $13.00 Taxes: $987.72

20190611-0055899

WILLIAM E GRONES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-07-2023

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $266,950.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7TH DAY OF JUNE, 2019.

Notary Public

MY COMMISSION EXPIRES: 03/07/2023

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Michael Lynn Williams	SAME AS NEW OWNER	092-0C-410.00-C
(NAME)	(NAME)	
807 South 18th Avenue, Unit 410		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we Robert Dalton Smith, unmarried,, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto Michael Lynn Williams, hereinafter called the GRANTEE(S), his/her/their 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 410, Eighteenth Avenue Condominiums, as established under master Deed of record in Instrument No. 20041214-0148798; as amended in Instrument No. 20041216-0149823 and in Instrument No. 20050504-00502222, re-recorded in Instrument No. 20060109-0003220; Amended in Instrument No. 20051132-0142078, Instrument No. 20070509-0055940, and in Instrument No. 20080314-0026174 and further described on Plan of record attached to said Master Deed as "Exhibit E" in the Register's Office, Davidson County, Tennessee, to which Master Deed reference is hereby made for a more particular description of said unit Parking Space No. 27 is included as an appurtenance to this unit in the third amendment to the Master Deed of record in Instrument No. 20051123-0142078, said Register's Office for Davidson County, Tennessee. The 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 Robert Dalton Smith, unmarried by Warranty Deed from Katelyn M. Blank and husband, Samuel May, dated June 23, 2016 and recorded June 27, 2016 of record in Instrument No. 20160627-0065347, Register's Office for Davidson County, Tennessee.

Subject to Master Deed recorded in Instrument No. 20041214-0148798, First Amendment recorded as Instrument No. 20041216-0149823, Second Amendment recorded as Instrument No. 20050504-0050222, Rerecorded as Instrument No. 20060109-0003220, Third Amendment recorded as Instrument No. 20051123-0142078, Fourth Amendment recorded as Instrument No. 20070509-0055940, and Instrument No. 20080314-0026174, Register's Office for Davidson County, Tennessee, inclusive, Davidson County Records, and as amended, conditions, regulations, restrictions, easements and other matters as set forth in the above described Master Deed, Amendment(s) and Statute. NOTE: The Master Deed provides, among other things for assessments to be made against

each unit/apartment, and for each such unpaid delinquent assessments to constitute a lien; Boundary Line Settlement Quitclaim Deed and Grant of Easement recorded in Instrument No. 20050420-0044082; and Charter of 807 Eighteenth Homeowners Association, Inc., recorded as Instrument No. 20041130-0142097, all of record in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 807 South 18th Avenue, Unit 410, Nashville, TN 37203

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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.

Effective the 7th day of June, 2019.

By: _____
Robert Dalton Smith

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Robert Dalton Smith, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 7th day of June, 2019.

_____
Notary Public:
My Commission Expires: 5.17.21

TRACEY TRUMPHOUR
STATE OF TENNEESSEE NOTARY PUBLIC
WILSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122