31979-8

Box14

THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF _DAVIDSON
Bankers Title & Escrow Corp. 3310 West End Ave., Ste. 540 Nashville, TN 37203 P19-26034	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 395,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF JUNE, 2019. Notary Public MY COMMISSION EXPIRES: 7.8.2019 (AFFIX SEAL)

CORYLYN S. PRIEST STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Karen Johnson Davidson County
Batch# 243349 DEEDWARR
06/14/2019 09:24:07 AM 2 pgs
Fees: $13.00 Taxes: $1,461.50

20190614-0057246

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kendall Bram	Bank of America, N.A.	MAP 104-13-0B-
401 Bowling Avenue - # 79	PO Box 650070	PARCEL 071.00-CO
Nashville, TN 37205	Dallas, TX 75265-0070	
(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, I, **Lisa L. Francis, an unmarried woman**

HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Kendall Bram, a single person**

HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND 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 Building Site No. 71 and also designated as Unit No. 79 on the Plan of Richmeade Place, Section Five, of record in Book 5210, Page 141, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Lisa L. Francis, an unmarried woman by Warranty deed from William H. Owens, Jr. and spouse, Susan J. Owens of record in Instrument No. 20160718-0073708 Register's Office for Davidson County, Tennessee, dated July 14, 2016 and recorded on July 18, 2016.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes for the year 2019; (2) all matters shown on the Plan of record in Plat Book 5210, Page 141; (3) Covenants, Conditions and Restrictions of record in Book 4941, Page 637, as amended in Book 5036, Page 338 and supplemented in Book 5408, Page 210; (4) By-Laws of record in Book 4941, Page 689, as amended in Book 5036, page 338 and Book 5213, Page 945; (5) Charter of record in Book 4942, Page 633; (6) Quitclaim Deed for common areas of record in Book 5487, Page 73; (7) Grant of Easement of record in Instrument Number 20140328-0025605; (8) Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel; (9)Subject to rights of others in and to the common areas and/or elements; (10) All applicable governmental and zoning regulations.

This is IMPROVED property known as **401 Bowling Avenue - # 79, Nashville, TN 37205.**

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, their heirs and assigns forever; and we do covenant with the said GRANTEE 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, 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 my hand this the 13th day of June, 2019.

Lisa L. Francis

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 **Lisa L. Francis** 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 for the purposes therein contained.

Witness my hand and official seal this the 13th day of June, 2019.

My Commission expires: 1-6-20

Notary Public

JAMES A. WAECHTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN