Karen Johnson Davidson County
Batch# 252347 DEEDWARR
07/03/2019 11:59:30 AM 3 pgs
Fees: $18.00 Taxes: $832.50
20190703-0065238

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $225,000.00.

(Affiant)

Sworn to and subscribed before me this 2nd day of July, 2019.

Notary Public

My commission expires: November 14, 2021

MARY CLIFTON NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILLIAMSON MY COMMISSION EXPIRES: NOVEMBER 14, 2021

THIS INSTRUMENT WAS PREPARED BY:
Quin Evans Segall, Esq.
City House Title LLC
414 Bridge Street
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER(S)
Kevin Christian and Courtney Christian (NAME)	**Kevin Christian and Courtney Christian** (NAME)	**104-9-U/5.00CO**
3525 West End Avenue #1A (ADDRESS)	**3525 West End Avenue #1A** (ADDRESS)	
Nashville, TN 37205 (City) (State) (Zip)	**Nashville, TN 37205** (City) (State) (Zip)	

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Joshua Barton and wife, Sophie Rapoport**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Kevin Christian and Courtney Christian, husband and wife,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee being Unit No. A-2, together with the appurtenant interest in the common elements of the Historic Elmington Condominium, a horizontal property regime established by Master Deed, of record in Instrument No. 20081103-0109021, amended in Instrument No. 20090623-0058248, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit "C" to the aforementioned Master Deed.

Pursuant to the provisions of Section 9 of the Master Deed, Parking Space #5 & 6 is hereby assigned as a Limited Common Element for the Unit conveyed hereby.

Being the same property conveyed to Joshua Barton and wife, Sophie Rapoport by Deed dated March 19, 2015 from Karlen Rose Evins, recorded March 20, 2015, in Instrument Number 20150320-0023975, in the Register's Office for Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as (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 (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

1. Subject to all items shown on the plan of record of record in Book 332, Page 154, in the Register's Office for Davidson County, Tennessee.

2. Subject to spousal rights, if any, not conveyed in deed of record in Instrument No. 20150320-0023975, in the Register's Office for Davidson County, Tennessee.

3. Subject to all matters in Final Judgment of record in Book 6237, page 567, in the Register's Office for Davidson County, Tennessee.

4. Subject to the Masted Deed, Plan and By-Laws of The Historic Elmington Condominium of record as Instrument No. 20081103-0109021, as amended in Instrument Nos. 20090623-0058248, 20110908-0069706, 20150223-0015292 and 20150901-0088624, each in the Register's Office for Davidson County, Tennessee.

5. Subject to Metropolitan Ordinances BL-2005-615 and BL 2000-476 of record in the Metro Clerk's Office for Metro Nashville and Davidson County, Tennessee, together with any restrictions imposed by the Metropolitan Historic Zoning Commission.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 3rd day of July, 2019.

_____(SEAL)
Sophie Rapoport

_____(SEAL)
Joshua Barton

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ WILLIAMSON

On this 27 day of June, 2019, before me personally appeared Sophie Rapoport and Joshua Barton, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 27th day of June, 2019.

Heather R Hunter
Notary Signature
My commission expires: July 24, 2022

HEATHER R. HUNTER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Certificate of Authenticity

I, Quin Evans Segall, 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.

Quin Evans Segall
Signature

Personally appeared before me, Mary Clifton, a notary public for this county and state, Quin Evans Segall 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: November 14, 2021
Notary's Seal

MARY CLIFTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

MY COMMISSION EXPIRES:
NOVEMBER 14, 2021