229,000.00

WARRANTY DEED

Karen Johnson Davidson County
Batch# 268826 DEEDWARR
08/08/2019 03:40:48 PM 2 pgs
Fees: $13.00 Taxes: $847.30

20190808-0079202

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 $229,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 31ST DAY OF JULY, 2019.

Notary Public

MY COMMISSION EXPIRES: 03/07/2023

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Green Hills , 30 Burton Hills, Suite 210, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Andrew D. Stewart and Laura L. Stewart	new owner	104 16 0E 019.00
(NAME)	(NAME)	
2120 Belmont Blvd., Unit C2	2109 18th Ave S	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212	Nashville, TN 37212	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, **James Kennon Askew a/k/a Kennon Askew and Stephanie Askew, husband and wife,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Andrew Stewart and Laura Stewart, husband and wife,** 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:

Being a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. C2 of Albemarle 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 of Albemarle Condominiums of record in Instrument No. 20060309-0027782, and as amended in Instrument No. 20070131-0012862, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said unit as set forth in said Master Deed.

Being the same property conveyed to Kennon Askew, aka James Kennon Askew and Stephanie Askew, Husband and wife by Warranty Deed from Emerson Hart and Heather Hart, dated September 17, 2014 and recorded September 24, 2014 as Instrument Number. 201409240087781, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 2120 Belmont Blvd., Unit C2, Nashville, TN 37212

File Number: GRN-1907501SSO

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: G-VRES-192120-C2

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 hands this 31st day of July, 2019

James Kennon Askew by Charles Daniel Askew, as attorney-in-fact

Stephanie Askew by Charles Daniel Askew, as attorney-in-fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared Charles Daniel Askew, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Kennon Askew, a/k/a James Kennon Askew as Attorney-in-fact, and acknowledged that he executed the same as the free act and deed of Kennon Askew, a/k/a James Kennon Askew, for the purposes therein contained.

Witness my hand and official seal, this the 31st of July, 2019.

Notary Public

My Commission Expires:

(SEAL)

HILLARY MONROE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires
July 6, 2020

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared Charles Daniel Askew, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Stephanie Askew as Attorney-in-fact, and acknowledged that he executed the same as the free act and deed of Stephanie Askew, for the purposes therein contained.

Witness my hand and official seal, this the 31st of July, 2019.

Notary Public

My Commission Expires:

(SEAL)

HILLARY MONROE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires
July 6, 2020

File Number: GRN-1907501SSO