Karen Johnson Davidson County
Batch# 300635 DEEDWARR
10/14/2019 02:04:30 PM 3 pgs
Fees: $18.00 Taxes: $543.90
20191014-0105111

WARRANTY DEED

TONJA BARRON NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

528434

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $147,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF OCTOBER, 2019.

Notary Public

MY COMMISSION EXPIRES: 10/31/2020

(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
Vera Balter	NEW OWNER	129140A07300CO
(NAME)	(NAME)	
6666 Brookmont Terrace, Unit # 705		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(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, Randy Short, Co - Trustee of The Ellen Lawson Revocable Living Trust U/A/D February 16, 2017, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto Vera Balter, a single woman, hereinafter called the GRANTEE(S), her heirs and/or 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 all of Unit No. 705, of WESSEX TOWERS CONDOMINIUM APARTMENTS, a Condominium, established by the Master Deed of record in Book 5414, Page 643 and plan of record in Book 5200, Pages 142 and 143, all of the Register's Office of Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said Unit and as set forth in the Master Deed, reference to which is hereby made for a more complete and detailed description of the Unit and the Condominium, the rights and obligations of the Declarant and the Unit Owners, and the By-Laws of the Association of Owners.

Being the same property conveyed to Ellen C. Lawson, Trustee of the Ellen C. Lawson Revocable Living Trust, Dated February 16, 2017 by Quitclaim Deed from Ellen C. Lawson, dated 04/17/2017 and recorded 04/25/2017, of record in Instrument No. 20170425-0040311, Register's Office for Davidson County, Tennessee.
The said Randy Short appointed Co-Trustee per Amendment No. 2 to The Ellen C. Lawson Revocable Living Trust, dated February 16, 2017 for the limited purpose of disposing of real estate without needing consent of any other named Trustee.

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 ☒ 6666 Brookmont Terrace, Unit # 705, Nashville, TN 37205
(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 4th day of October, 2019.

Randy Short, Co - Trustee of The Ellen Lawson Revocable Living Trust U/A/D February 16, 2017

By: _____
Randy Short
Its: Co-Trustee

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Randy Short, Co-Trustee of the Ellen C. Lawson Revocable Living Trust, dated February 16, 2017,with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who cknowledged that he is authorized to execute this instrument on its behalf for the purposes therein contained.

Witness my hand and Official seal this 4th day of October, 2019.

_____
Notary Public:
My Commission Expires: 8/15/21

RETURN TO:
Stewart Title Company Tennessee Division
5107 Maryland Way
Brentwood, TN 37027



201910140105111

File No.: 528434

CERTIFICATE OF AUTHENTICITY

I, Donald R. Barrett, Jr., 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.

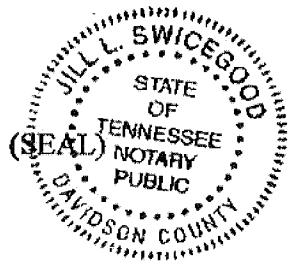
Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Jill L Swicegood, a notary public in and for the aforesaid county and state, the within named Donald R. Barrett, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



(SEAL)

Notary Public

My Commission Expires: July 9, 2022