RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: TN1912559

Karen Johnson Davidson County
Batch# 304868 DEEDWARR
10/23/2019 12:11:30 PM 3 pgs
Fees: $18.00 Taxes: $991.60
20191023-0108735

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $268,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th day of October, 2019.

NOTARY PUBLIC

My commission expires: 11/3/20

JESSICA LASCELLE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert J. Steele 807 18th Avenue South Unit 414 Nashville, TN 37203	New Owner	092-16-0-C-414.00 CO

FOR AND IN CONSIDERATION of the sum of Two Hundred Sixty Eight Thousand and 00/100 Dollars ($268,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **STEVEN BRADY, A SINGLE MAN**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **ROBERT J. STEELE, UNMARRIED MAN**, hereinafter called the Grantee(s), his heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. 414, ***together with Parking Space No. 3***, 807 Eighteenth Avenue Condominiums, as established under Master Deed of record in Instrument No. 20041214-0148798, as amended in Instrument No. 20041216-0149823, Instrument No. 20050504-0050222 (re-recorded in Instrument No. 20060109-0003220), Instrument No. 20051123-0142078, Instrument No. 20070509-0055940 and 20080314-0026174, all of record in the Register's Office of Davidson County, Tennessee, and further described on Plan of record attached to said Master Deed as "Exhibit E", to which Master Deed reference is hereby made for a more particular description of said Unit.

BEING the same property conveyed to Steven Brady, a single man, by Warranty Deed from Mariah N. Samost, unmarried, dated 7/28/17 and recorded 8/2/17 in Instrument No. 20170802-0078835, in the Register's Office of Davidson County, Tennessee.

Parking Space#3 is included as an appurtenance to the Unit in the third Amended to the Master Deed of records in Instrument Number 20051123-0142078, said Register's Office. This appurtenance is deeded with the unit and not transferrable in any fashion except with a transfer unit.

The address of the herein described property is believed to be 807 18th Avenue South Unit 414, Nashville, TN 37203, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), his heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that he is lawfully seized and possessed of said real estate; that he has a good right to convey the same; and that it is unencumbered except by lien of the 2019 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenants and binds himself, his heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), his heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 7th day of October, 2019.

STEVEN BRADY

STATE OF Georgia
COUNTY OF DeKalb

Personally appeared before me, a Notary Public, Steven Brady, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 7th day of October, 2019.

JULIAN C HOUSTON
Notary Public - State of Georgia
Dekalb County
My Commission Expires May 27, 2021

Notary Public

Printed Notary Name

My commission expires: 5/27/21

True Copy Certification

I, Carol M. Holmes, 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.

Carol M. Holmes

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Jessica Lascelle, a notary public for this county and state, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Jessica Lascelle

Notary's Signature

My Commission Expires: 11/03/2020

