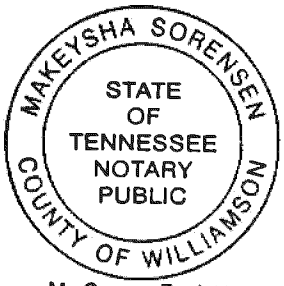
WARRANTY DEED



My Comm. Expires
June 26, 2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $340,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 30th day of October, 2019.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Franklin , 7112 Crossroads Blvd, Ste. 100, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Angela L. Coonrod	United Wholesale Mortgage	118 02 1K 511.00
(NAME)	(NAME)	
2407 8th Ave S, Apt 511	1414 E. Maple Road	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204	Troy, MI 48083	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Karen Johnson Davidson County
Batch# 309201 DEEDWARR
10/31/2019 10:54:30 AM 2 pgs
Fees: $13.00 Taxes: $1,258.00
20191031-0112015

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, I, **Ashley R. LeGrande, unmarried**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Angela L. Coonrod, a single woman**, hereinafter called the Grantee, her 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 Unit 511, Eighth South Residences, a Residential Condominium described in the Master Declaration for Eighth South Residences, a Residential Condominium of record in Instrument No. 20170619-0061466 of the Register's Office of Davidson County, Tennessee which is a unit of the Eighth South Mixed-Use Condominium established by Master Deed of Eighth South Mixed-Use Condominium recorded in Instrument No. 20170619-0061465 of the Register's Office of Davidson County, Tennessee, to which reference is hereby made together with the limited common elements assigned to said Unit and the undivided interest in the common elements of the Eighth South Residences and Eighth South Mixed-Use Condominium as stated in said Master Declarations. Said Unit is shown as part of Exhibit "B" to the Master Declaration of Eighth South Residences, a Residential Condominium and is a condominium form of ownership established in the manner provided by the provisions of Tennessee Code Annotated Title 66, Chapter 27, Section 201 et seq. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units at Eighth South Residences and Eighth South Mixed-use Condominium, the property, co-owners and tenants, and the plat filed as Exhibit "B" to said Master Declaration, said Register's Office, are incorporated herein by reference and made a part of the same as if copied verbatim herein for a more complete identification and description of said Unit.

File Number: FRN-1910468BSO

Being the same property conveyed to Ashley R. LeGrande, unmarried by Warranty Deed from Dustin Ryan Lemasters, an unmarried man dated August 30, 2018 and recorded September 4, 2018, as Instrument No. 20180904-0087012, 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 2407 8th Ave S, Apt 511, Nashville, TN 37204

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 26th day of October, 2019

Ashley R. LeGrande

STATE OF Kentucky

COUNTY OF Jefferson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Ashley R. LeGrande, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 30th of October, 2019.

Notary Public

My Commission Expires:

(SEAL)

RAY'SHEENA HOPKINS
Notary Public
Kentucky - State at Large
My Commission Expires Nov 30, 2019

File Number: FRN-1910468BSO

True Copy Certification

I, Penny Y. Ray, do hereby make oath that I am a licensed attorney and/or 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.

Penny Y. Ray

State of Tennessee
County of Williamson

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

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 7/22/2022

Notary Seal (if on paper)