Karen Johnson Davidson County
Batch# 327262 DEEDWARR
12/09/2019 04:16:30 PM 3 pgs
Fees: $18.00 Taxes: $969.40
20191209-0127040

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: TN1912775

WARRANTY DEED

BRITTANY SENSABAUGH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 05-09-2023

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $262,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th day of December, 2019.

NOTARY PUBLIC

My commission expires: 05-09-23

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 Wayne Carrigan 807 18th Avenue South #411 Nashville, TN 37203	Same address as new owner	092-16-0-C-411.00 CO

FOR AND IN CONSIDERATION of the sum of Two Hundred Sixty Two Thousand and 00/100 Dollars ($262,000.00), 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, **JASON SEUFERT, A SINGLE MAN**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **ROBERT WAYNE CARRIGAN, A SINGLE 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 411, Eighteenth Avenue Condominiums, as established under Master Deed of record in Instrument No. 20041214-0148798; as amended in Instrument No. 20041216-0149823 and in Instrument No. 20050504-00502222, Re-recorded in Instrument No. 20060109-0003220; amended in Instrument No. 20051132-0142078, Instrument No. 20070509-0055940, and in Instrument No. 20080314-0026174 and further described on Plan of record attached to said Master Deed as Exhibit E" in the Registers Office, Davidson County, Tennessee, to which Master Deed reference is hereby made for a more particular description of said unit. Parking space No. 36 is included as an appurtenance to this unit in the third amendment to the Master Deed of record in Instrument No. 20051123-0142078, said Registers Office for Davidson County, Tennessee. The appurtenance is deeded with the unit and is not transferable in any fashion except with a transfer of the unit.

Being the same property conveyed to JASON SEUFERT, A SINGLE MAN, by deed from 807 EIGHTEENTH PARTNERS, LLC, A TENNESSEE LIMITED LIABILITY CORPORATION, of record in Instrument No. 20051230-0156726, dated December 22, 2005, said Register's Office.

The address of the herein described property is believed to be 807 18th Avenue South #411, 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 have 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 are being paid at closing.

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 6th day of December, 2019.

JASON SEUFERT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Jason Seufert, 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 6th day of December, 2019.

Notary Public

Printed Notary Name

My commission expires: 6/6/21

FRANK W. ROBERTS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

True Copy Certification

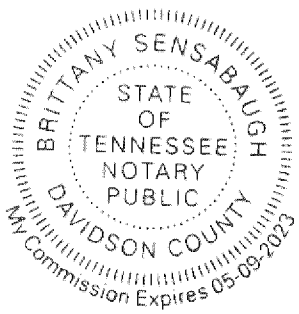
I, Margaret Philpott, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

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



Notary Public

My Commission Expires: 05-09-23