WARRANTY DEED

KATHLEEN E DAVIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-08-2021

A-1865-19-312

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $303,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF JANUARY, 2020.

Notary Public

MY COMMISSION EXPIRES:

Karen Johnson Davidson County
Batch# 345513 DEEDWARR
01/21/2020 10:02:23 AM 2 pgs
Fees: $13.00 Taxes: $1,124.43

20200121-0006929

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Eric Schmoranzer and Eleanor Schmoranzer Lisa Garcia	**New Owner**	
(NAME) **814 Kendall Drive**	(NAME)	**092070I31200CO**
(ADDRESS) **Nashville, TN 37209**	(ADDRESS)	
(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 consideration, the receipt of which is hereby acknowledged, **THE 1865 CONDOMINIUMS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ERIC SCHMORANZER AND ELEANOR SCHMORANZER, HUSBAND AND WIFE AND LISA L. GARCIA, A SINGLE WOMAN, AS TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE,** described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 312, The 1865, A Condominium, and described in a Declaration Establishing The 1865, A Condominium, of record in Instrument No. 20190314-0023483 and amended in Instrument Numbers 20190712-0068003, 20191007-0102697, and 20191010-0104084, Register's Office for said County, to which reference is hereby made for a more complete description of said Unit.

Being part of the same property conveyed to The 1865 Condominiums, LLC, a Tennessee Limited Liability Company, by Quitclaim Deed from Cottage Partners, LLC, a Tennessee Limited Liability Company, recorded March 12, 2019 in Instrument No. 20190312-0022631, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Cottage Partners, LLC, a Tennessee Limited Liability Company, by Special Warranty Deed from Kimbro Equities I, a Tennessee General Partnership, recorded August 18, 2016 in Instrument No. 20160818-0086479, corrected by Correction of Special Warranty Deed recorded October 21, 2016 in Instrument No. 20161021-0111567, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
- Subject to all matters shown on the Plans of record as Instrument Nos. 20040929-0117201 and 20160914-0096846, Register's Office of Davidson County, Tennessee.
- Charter of Homeowner's Association of record in Instrument No. 20190314-0023482, Register's Office for Davidson County, Tennessee.
- Ingress/egress and P.U.D.E. as shown on the Plat of record in Instrument No. 20160914-0096846, Register's Office for Davidson County, Tennessee.
- Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument No. 20180228-0018696, Register's Office for Davidson County, Tennessee.
- Sewer Easement of record in Book 1755, Page 4, Register's Office for Davidson County, Tennessee.
- Right of Way for the Louisville and Nashville Railroad.
- Subject to the rights of others in and to the common areas and/or elements.
- Declaration of record in Instrument No. 20190314-0023483, amended in Instrument Nos. 20190712-0068003, 20191007-0102697 and 20191010-0104084, Register's Office for Davidson County, Tennessee.
- Taxes for 2020 and subsequent years a lien not yet due and payable.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **612 21st Avenue North # 312, Nashville, Tennessee 37203**.

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), their heirs and 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), 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 my/our hand(s) this the 17 DAY OF JANUARY, 2020.

The 1865 Condominiums, LLC, a Tennessee Limited Liability Company

BY: _____
Laura Mitchell
Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LAURA MITCHELL, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the AUTHORIZED AGENT of THE 1865 CONDOMINIUMS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY the within named bargainor, a limited liability company, and that he/she as such AUTHORIZED AGENT executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 17th of January, 2020.

_____
Notary Public
My Commission Expires: 10-2-23
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212