Warranty Deed

Karen Johnson Davidson County Batch# 394097 **DEEDWARR** 04/30/2020 11:17:05 AM 2 pgs Fees: $13.00 Taxes: $769.60 20200430-0045294	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $208,000.00. Affiant Subscribed and sworn to before me, this the 24th day of April, 2020. Notary Public My commission expires:

HOLLY DEES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 7, 2023

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Calvit Ratcliffe	Calvit Ratcliffe	105-14-0I-019-00
801 Hillview Heights #206	2310 Elliot Ave Unit 820	
Nashville, TN 37204	Nashville, TN 37204	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **NATALIE K. EDWARDS FKA NATALIE KATZENBACH, MARRIED***, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CALVIT RATCLIFFE**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR 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 19, Studio 1 Lofts Condominium, as established under Declaration of record in Instrument No. 20140715-0062248, in the Register's Office, Davidson County, Tennessee, to which reference is hereby made for a more particular description of said unit.

Being a portion of the same property conveyed to Bachrach Partners, L.P., a Tennessee limited partnership by deed from Studio, LLC, a Tennessee limited liability company of record in Instrument No. 20071018-0123743 Register's Office for Davidson County, Tennessee, dated October 17, 2007 and recorded on October 18, 2007.

Being a portion of the same property conveyed to Studio 1 Nashville Apartments, LLC, a Tennessee limited liability company by deed from Bachrach Partners, L.P., a Tennessee limited partnershp of record in Instrument No. 20140124-0006974 Register's Office for Davidson County, Tennessee, dated January 24, 2014 and recorded on January 24, 2014.

Being the same property conveyed to Natalie Katzenbach, married by Warranty deed from Studio I Nashville Apartments LLC of record in Instrument No. 20141003-0092018 Register's Office for Davidson County, Tennessee, dated September 26, 2014 and recorded on October 3, 2014.

**This being investment property only, having never been the personal residence of grantor at any time, Grantor warrants that he/she has never lived in the subject property as a married person and that the subject property is not subject to any homestead, dower or other marital rights or interests as contemplated by T.C.A. 26-2-301 or other similar statute therein.*

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 801 Hillview Heights #206, Nashville, TN 37204, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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 heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 24th day of April, 2020.

Natalie K. Edwards FKA Natalie Katzenbach

Natalie K. Edwards FKA
Natalie Katzenbach

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Natalie K. Edwards FKA Natalie Katzenbach, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 24th day of April, 2020.

COURTNEY JARBEAU STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 10-02-2023

Notary Public

My Commission Expires: _____