Karen Johnson Davidson County
Batch# 455502 DEEDWARR
08/12/2020 03:35:30 PM 3 pgs
Fees: $18.00 Taxes: $1,128.50
20200812-0090286

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B20-2177

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $305,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 10th day of August, 2020

Notary Public

Commission Expires: July 5, 2021

CHERYL BUCKINGHAM-MIMMS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Address of New Owner	Send Tax Bills To:	Map & Parcel
Mark T. Searles 1803 Broadway Apt 428 Nashville, TN 37203	Wells Fargo Bank 101 N. Phillips Ave Sioux Falls SD 57104	092-16-0D-428.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Elizabeth Marie Williams, unmarried woman

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Mark T. Searles, a single person

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land lying and being located in the 19th Councilmanic District of Nashville, Davidson County, Tennessee, and being Unit 428 of The Bristol on Broadway, a condominium, being a portion of Lots Number 142 and 143 on the Plan of the Boyd Addition to Nashville recorded December 21, 1857 in Book 21, page 39, in the Register's Office of Davidson County, Tennessee, and being more particularly described according to ALTA/ACSM As-Built Survey prepared by Wamble & Associates, PLLC dated October 4, 2002, updated February 14, 2003. Together with all the right, title and interest relating to said unit as prescribed and set forth in the Master Deed for the Bristol on Broadway, a condominium, recorded in Instrument No. 20050517-0055639, as amended in Instrument No. 20060307-0026614 and further amended in Instrument No. 20070615-0071857. Said Master Deed and all recorded amendments and exhibits thereto being by this reference incorporated herein and made a part hereof. The interest herein conveyed includes, without limiting the generality of the foregoing, and undivided interest in the common elements of the Bristol on Broadway Condominium.

Being the same property conveyed to Elizabeth Marie Williams, unmarried woman by Warranty Deed from Seong Ja Choo, married of record in Instrument No. 20170606-0056240, Register's Office for Davidson County, Tennessee, dated June 01, 2017 and recorded on June 06, 2017.

Being also known as 1803 Broadway, Apt 428, Nashville, Tennessee 37203.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 1803 Broadway Apt 428, Nashville, TN 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 GRANTEES, their heirs and assigns forever; and we so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 10th day of August, 2020.

Elizabeth Marie Williams

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Elizabeth Marie Williams** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 10th day of August, 2020.

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Notary Public
My Commission Expires: 5-23-23

True Copy Certification

I, Lori Patterson, 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 therewith 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 Williamson

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

Notary's Signature

My Commission Expires: 03/13/2022

PAMELA JO SMITHSON
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY