Karen Johnson Davidson County
Batch# 473809 DEEDWARR
09/11/2020 10:40:28 AM 2 pgs
Fees: $13.00 Taxes: $832.50
20200911-0103741

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: TN2014271

WARRANTY DEED

M. CANDIS THOMPSON
STATE OF TENNESSEE
NOTARY PUBLIC
KNOX COUNTY

STATE OF Tennessee
COUNTY OF Knox

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $225,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th day of September, 2020.

NOTARY PUBLIC

My commission expires: 3-3-2021

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
Michael Tyler Robbins 2304 Elliott Avenue #201 Nashville, TN 37204	Same address as new owner	105-14-0-B-005.00 CO

FOR AND IN CONSIDERATION of the sum of Two Hundred Twenty Five Thousand and 00/100 Dollars ($225,000.00), 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, **ANDREW EVAN SALPAS, AN UNMARRIED MAN**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **MICHAEL TYLER ROBBINS, AN UNMARRIED 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 No. 201, on the plan of Elliott Avenue Condominiums, a Horizontal Property Regime, filed as Exhibit to and established by Master Deed of record in Instrument No. 20050726-008034, as amended in Instrument No. 20050728-0088366, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description.

Being the same property conveyed to Andrew Evan Salpas from R. Stephen Richards, Jr., unmarried by Warranty Deed dated 03/30/2018 and recorded 04/03/2018 in Instrument No. 20180403-0031371, Register's Office of said County.

The address of the herein described property is believed to be 2304 Elliott Avenue #201, Nashville, TN 37204, 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 2020 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

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 9 day of September, 2020.

ANDREW EVAN SALPAS

STATE OF TENNESSEE
COUNTY OF KNOX

Personally appeared before me, a Notary Public, Andrew Evan Salpas, 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 9 day of September 2020.

M. Candis Thompson
Notary Public
My commission expires: 3-3-2021

M. CANDIS THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
KNOX COUNTY