WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/23/06 09:29 2 pgs
Fees:13.00 Taxes:1209.90

20061023-0130860

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $327,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17TH DAY OF OCTOBER, 2006.

Notary Public

MY COMMISSION EXPIRES: May 14, 2008.
(AFFIX SEAL)

TENNESSEE NOTARY PUBLIC STATE OF WILLIAMSON COUNTY ANDREW P. GRISHAM

THIS INSTRUMENT WAS PREPARED BY
U.S. Title Partners, Inc., 7101 Executive Center Drive, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Natalie R. Irby	Natalie R. Irby	093061G40100CO
(NAME)	(NAME)	
309 Church St. #401	309 Church St. #401	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37201	Nashville, TN 37201	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, Patrick S. Byerly, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Natalie R. Irby, 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:

Unit 401 and one parking space, THE EXCHANGE LOFTS OF THE BANNER BLOCK Condominiums, as established under Master Deed of record in Instrument No. 20050527-0060419 as amended in Instrument No. 20050927-0115946, in the Register's Office, Davidson County, Tennessee, to which master deed reference is hereby made for a more particular description of said unit.

Being the same property conveyed to Patrick S. Byerly, an unmarried man by Warranty Deed from The Exchange Lofts, LLC, recorded on the 6th day of July, 2005 in Instrument No. 20050706-0077710, with Scrivner's Affidavit recorded on the 19th of October, 2005 in Instrument No. 20051019-0126059, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all covenants, zoning regulations, building restrictions and setback lines, if any, and easement and rights for public utilities, applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

unimproved ☐

This is improved ☒ property, known as 309 Church St. #401, Nashville, TN 37201

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 do 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 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 hand this 16th day of October, 2006.

Patrick S. Byerly

NOTARY AFFIDAVIT

State of TENNESSEE, County of DAVIDSON }SS:

On OCTOBER 16, 2006 before me, the Undersigned, a Notary Public in and for said state, personally appeared

PATRICK S. BYERLY

personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

Witness my hand and official seal.

Signature

(seal)

ANDREW P. GRISHAM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Printed name: Andrew P. Grisham

My commission expires: 5-14-08