Davidson County DEEDWARR
Recvd: 10/02/08 13:29 2 pgs
Fees:13.00 Taxes:710.40
20081002-0100254

Warranty Deed

J. BRANDON MILLER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY	STATE OF TENNESSEE COUNTY OF Davidson The actual consideration or value, whichever is greater, for this transfer is $192,000.00. Carmen Coats Affiant Subscribed and sworn to before me, this the 1st day of October, 2008. J Brandon Miller Notary Public My commission expires: 11-22-10

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

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Mason Jones	New Owner	Map: 92-16-C
807 18th Avenue South, #214		Parcel: 214.00CO
Nashville, TN 37203		

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, **WILLIAM P. HOWARD-DOWNS, UNMARRIED**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MASON JONES, UNMARRIED**, 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 No. 214, 807 Eighteenth Avenue Condominiums, as established by Master Deed of record in Instrument 200214140148798, as amended in Instruments 200412160149823, 200505040050222, 200511230142078, 200601090003220 and 2007050900559400, and further described on Plan of record attached to said Master Deed as "Exhibit "E", Register's Office for 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 William P. Howard-Downs, a single man by deed from 807 Eighteenth Partners, LLC, a Tennessee limited liability corporation of record in Instrument 200512300156724, said Register's Office, dated December 22, 2005.

Parking Space #47 is included as an appurtenance to this Unit in the Third Amendment to the Master Deed of record in Instrument No. 200511230142078, said Register's Office for Davidson County, Tennessee. This appurtenance is deeded with the Unit and is not transferable in any fashion except with a transfer of the Unit.

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.

This is improved property known as 807 18th Avenue South, 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 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 1st day of October, 2008.

William P. Howard-Downs

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 William P. Howard-Downs, 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 1st day of October, 2008.

Notary Public

My Commission Expires: November 22, 2010

