File No. 20100144

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $394,500.00

Vicki Dutton
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1ST DAY OF OCTOBER, 2010.

Debbie A. Treadway
Notary Public

MY COMMISSION EXPIRES: 4/23/2013 (AFFIX SEAL)

DEBBIE A. TREADWAY STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY, TN My Commission Expires

THIS INSTRUMENT WAS PREPARED BY
Sumner Title & Escrow, LLC, 131 Indian Lake Boulevard, Suite 200, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Cecil Woods VanDevender	New Owner	104-2C-310CO
(NAME)	(NAME)	
205 31st Avenue North		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, WE, Mary Elizabeth Martin, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Cecil Woods VanDevender, 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 in Davidson County, Tennessee, being Unit No. 310, together with the appurtenant interest in the common elements of Midtown Lofts Condominiums, a horizontal property regime established by Master Deed, of record in Instrument No. 20050630-0075478, amended in Instrument No. 20060921-0117372, Instrument No. 20061016-0128233 and Instrument No. 20070124-0009913, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plat attached as Exhibit "D" to the aforementioned Master Deed.

Subject to Charter of Incorporation of Midtown Lofts Condominium Association, Inc. of record in Instrument No. 20061220-0156805, Register's Office for Davidson County, Tennessee.

Subject to Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed (and By-Laws) for Midtown Lofts Condominiums, of record in Instrument No. 20050630-0075478, amended in Instrument No. 20060921-0117372, Instrument No. 20061016-0128233 and Instrument No. 20070124-0009913, Register's Office for Davidson County, Tennessee..

Subject to terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. & 66-27-101, et seq.

Subject to all matters appearing on the Plan of record as Instrument No. 20050616-0069146, Register's Office for Davidson County, Tennessee

Being the same property conveyed to Mary Elizabeth Martin, unmarried, by deed from MIDTOWN LOFTS, LLC, a Tennessee Limited Liability Company, dated March 9, 2007 and recorded on March 15, 2007 in Instrument Number 20070315-0031886, Register's Office, Davidson County, Tennessee.

Subject to Master Deed of record in Instrument Number 200506300075478, Instrument Number 200609210117372, Instrument Number 200610160128233 and Instrument Number 200701240009913, said Register's Office, Davidson County, Tennessee.

Edward Hearn herein joins to convey any and all right and interest he may have; especially his marital rights.

Mary Elizabeth Martin is now known as Mary Elizabeth Hearn.

unimproved ☐

This is improved ☒ property, known as 205 31st Avenue North, Nashville, TN 37203

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

BILL GARRETT, Davidson County
Trans:T20100071421 DEEDWARR
Recvd: 11/10/10 09:30 2 pgs
Fees:13.00 Taxes:1459.65
20101110-0090277

File No. 20100144

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 1st day of October, 2010.

Mary Elizabeth Hearn

Mary Elizabeth Hearn

John Edward Hearn

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, Mary Elizabeth Hearn and John Edward Hearn, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 1st day of October, 2010.

Commission expires: 4/23/2013

DEBBIE A. TREADWAY STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY, TN My Commission Expires

Debbie A. Treadway

Notary Public