WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20110041415 DEEDWARR
Recvd: 07/11/11 11:08 2 pgs
Fees:13.00 Taxes:647.50
20110711-0052795

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $175,000.00
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME THIS 13th day of June, 2011
Notary Public
MY COMMISSION EXPIRES: 4/3/12
(AFFIX SEAL)

KELLY ANN CALLAGHAN NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, LLC, 30 Burton Hills Blvd, Suite 175, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
T.R.V. Holdings	TRV c/o Keith Rhea	093061D10400CO
(NAME) 309 Church Street, #104	(NAME) 5650 SW MAPPED	
(ADDRESS) Nashville, TN 37201	(ADDRESS) Palm City FL. 34990	
(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, I/WE, **Mark E. Moss and Deborah J. Tannock**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **T.R.V. Holdings**, 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. 104, The Banner Block Condominiums, as established under Master Deed of record in Instrument No. 20050527-0060419, as amended in Instrument No. 20050927-0115946, Instrument No. 20060728-0091581, Instrument No. 20060731-0092812, Instrument No. 20060907-0110529, Instrument No. 20061013-0127441 and Instrument No. 20061027-0133858, Register's Office for Davidson County, Tennessee. To which Master Deed reference is hereby made for a more complete description of said unit. Also being conveyed is two parking spaces, #62 and #32, as established in the Master Deed for The Exchange Lofts Condominiums recorded in Instrument No. 20040708-0081245, in the Register's Office of Davidson County.

Together with each and all the rights, privileges and appurtenances thereunto belonging, as set forth in said Master Deed (and By-Laws which are an Exhibit thereto) including without limitations such Unit's undivided percentage interest in the land and common elements reflected in said Master Deed.

Being the same property conveyed to Mark E. Moss and Deborah J. Tannock by Warranty Deed from Cynthia Terrah Hamilton and Jennifer K. McCauley dated December 27, 2006 and recorded in Instrument No. 20070105-0002110, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all restrictions of record; all easements of record; and all visible easements as shown of record including those of record in Book 9208, page 613; Instrument No. 20020626-0076795; Instrument No.20040708-0081245; Instrument No. 20050527-0060419; Instrument No. 20041001-0118481; Instrument No. 20050511-0053156 and Book 148, page 264, in the Register's Office for Davidson County, Tennessee; and (a) all matters appearing on the plan(s) of record; and (b) all matters referenced in the master deed and by-laws; and (c) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 309 Church Street, #104, Nashville, TN 37201

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, has 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 our hands this **13th** day of **June, 2011**

Mark E. Moss

Deborah J. Tannock

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned authority, **Mark E. Moss and Deborah J. Tannock**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this **13th** day of **June, 2011**

Notary Public

My commission expires: 11/20/11

MYRA MILLER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD