WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120012642 DEEDWARR
Recvd: 02/21/12 14:53 2 pgs
Fees:13.00 Taxes:592.00
20120221-0014944

STATE OF TENNESSEE
COUNTY OF LEWIS

I or we, hereby swear or affirm that the actual consideration or value, of the property or interest in property transferred, whichever is greater, is $ 160,000.00 , which amount is equal to or greater than the amount which the property or interest in property transferred would command at a fair and voluntary sale.

Melissa A Rumpel
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10 DAY OF FEBRUARY, 2012.

Debra Porter Whitehead
Notary Public

MY COMMISSION EXPIRES: 2-24-15
(AFFIX SEAL)

Debra Porter Whitehead Notary Public At Large Lewis County, Tennessee

THIS INSTRUMENT WAS PREPARED BY

Bryan D. Spicer, Attorney at Law, 18 N. Court St., Hohenwald, TN 38462

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Melissa A. Rumpel	same	
(NAME)	(NAME)	093-6-1-D 408.00 CO
309 Church St Loft 408		
(ADDRESS)	(ADDRESS)	
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 GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **DUKE TURNBOW**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **MELISSA A. RUMPEL**, HEREAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND DESCRIBED AS FOLLOWS, TO-WIT:

Being and lying in Davidson County, Tennessee, described as follows, to wit:

Unit 408,and one (1) parking space, The Exchange Lofts of the Banner Block Condominiums, as established under Master Deed of record in Instrument Number 20050527-0060419, 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 Johanna Bengson by deed of The Exchange Lofts, LLC, dated July 15, 2005, of record in Instrument No. 20050726-0086922 and corrected by Instruments No. 20051019-0126059 and 20060315-0029768, Register's Office of Davidson County, Tennessee and being last conveyed to Duke Turnbow by deed of Johanna Bengson, dated May 5, 2011, of record in Instrument No. 20110509-0035439, said Register's Office.
This conveyance is subject to any and all existing easements and restrictions of record.

This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the Grantee; 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan and/or plat of record; 6) All applicable government and zoning regulations.

Grantors warrant that no other person or entity holds any interest in the above property, whether marital or otherwise.

This is improved / unimproved x property, known as 309 Church St., Loft 408, 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 GRANTEE, her heirs and assigns forever; and I do covenant with the said GRANTEE that I am 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 do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, her 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 10th day of February, 2012.

Duke Turnbow

STATE OF TENNESSEE
COUNTY OF LEWIS

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Duke Turnbow with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Hohenwald, Tennessee, this 10th day of February, 2012.

Debra Porter Whitehead
Notary Public

My Commission Expires: 2-24-15

Debra Porter Whitehead
Notary Public At Large
Lewis County, Tennessee