WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20120021765 DEEDWARR
Recvd: 03/26/12 14:09 2 pgs
Fees: 13.00 Taxes: 721.50
20120326-0025587

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF ~~Williamson~~ DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $195,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd day of March, 2012.

Notary Public

MY COMMISSION EXPIRES: ~~May 16, 2015~~ 01/07/2013

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 1604 Westgate Circle, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Eric D. Crenshaw	SunTrust Mortgage	093-06-1E-202.00
(NAME)	(NAME)	
305 Church Street, 202	1001 Semmes Avenue	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37201	Richmond, VA 23224	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Sheila Mann, unmarried**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Eric D. Crenshaw, unmarried**, hereinafter called the GRANTEE(S), their heirs and/or 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 all of Unit No. 202 and rights to one parking space, as shown on the Plan of Church Street Lofts, a Horizontal Property Regime, filed as Exhibit F to and established by the Master Deed for The Banner Block Condominiums of record in Instrument No. 20050527-0060419 and amended in Instrument Nos. 20050927-0115946, 20060728-0091581, 20060731-0092812, 20060907-0110529, 20061013-0127441 and 20061027-0133858, of the Register's Office of Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said Unit as set forth in the Master Deed to which reference is hereby made for more complete and detailed description of the Unit and the Condominium, the rights and obligations of the Declarant and the Unit Owners, and the Bylaws of the Association of Owners.

Being the same property conveyed to Sheila Mann, unmarried by General Warranty Deed dated August 4, 2006, from 303 Church, LLC, a Tennessee limited liability company and filed for record on August 18, 2006, in Instrument No. 20060818-0102282, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (1) Any and all matters as set out in The Master Deed and By-Laws establishing a "Horizontal Property Regime" of The Banner Block Condominiums, of record in Instrument No. 20050527-0060419, and as Amended in Instrument Nos. 20050927-0115946, 20060728-0091581, 20060731-0092812, 20060907-0110529, 20061013-0127441, and 20061027-0133858, (2) Restrictive Covenants of record in Book 7423, Page 374, Book 8421, Page 587, Book 9208, Page 613, Book 10512, Page 464, Instrument No. 20020626-0076795, Instrument No. 20050124-0008719 and Instrument No. 20050927-0115945, and (3) Charter of the Church Street Lofts Condominium Association, Inc. of record in Instrument No. 20050607-0064901, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 305 Church Street, 202, 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(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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 23rd day of March, 2012.

Sheila Mann

Sheila Mann

State of Tennessee
County of Williamson

Personally appeared before me Sheila Mann, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 23rd day of March, 2012.

Notary Public Chris Jackson
My Commission Expires: May 16, 2015

CHRISTOPHER R. JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
1604 Westgate Circle
Brentwood, TN 37027