WARRANTY DEED

Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd., Ste 203-A
Nashville, TN 37215

BILL GARRETT, Davidson County
Trans:T20120074197 DEEDWARR
Recvd: 10/02/12 09:04 3 pgs
Fees:18.00 Taxes:1073.00
20121002-0089514

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $290,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF SEPTEMBER, 2012.

Notary Public

MY COMMISSION EXPIRES: AFFIX SEAL

EMBER DUNN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires September 9, 2014

THIS INSTRUMENT WAS PREPARED BY
Robert L. Scruggs, Attorney
2525 21st Avenue South, 2nd Floor
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ashley A. Arrison	**New Owner**	
(NAME) **3014 Hedrick Street Unit 203**	(NAME)	**Map 104-2-T**
(ADDRESS) **Nashville, TN 37203**	(ADDRESS)	**Parcel 203.00 CO**
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **MARK T. DICKINSON AND WIFE, STEPHANIE A. DICKINSON AND SANDRA LOEWEN, unmarried** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ASHLEY ARRISON AND ABEN EUBANKS, wife and husband,** 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 203, together with the appurtenant interest in the common elements of West End Lofts Condominiums, a horizontal property regime established by a Master Deed, appearing as Instrument No. 200000714-0069948, as amended by First Amendment to Master Deed and Bylaws of West End Lofts Condominiums, as recorded in Instrument No. 20010524-0054282, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit "D" to the aforementioned Master Deed, all to which reference is hereby made for a more complete description of said Unit.

Being the same property conveyed to Mark T. Dickinson and wife, Stephanie A. Dickinson and Sandra Loewen, as tenants in common with rights of survivorship, by Warranty Deed from Andrew J. Lane, unmarried, filed for record January 17, 2017 in Instrument No. 20070117-0007034, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all conditions, easements; and all other matters of record in the Register's Office for Davidson County, Tennessee, including but not limited to: (a) 2012 real property taxes have been prorated and assumed by the grantee(s); (b) Master Deed and By-Laws for West End Lofts Condos, of record in Instrument No. 20000714-0069948 and amended in Instrument No. 20010524-0054282, said Register's Office.; and (c) Charter of record in Instrument No. 20041014-0124080, said Register's Office.

unimproved ☐

This is improved ☒ property, known as **3014 Hedrick Street Unit 203, Nashville, TN 37203**

(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 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 our hands this 28th day of September, 2012.

Sandra Loewen

Sandra Loewen

Mark T. Dickinson, by Stephanie Dickinson AIF

Mark T. Dickinson
By: Stephanie A. Dickinson

Stephanie A. Dickinson

Stephanie A. Dickinson

ACKNOWLEDGMENT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, of said County, **Stephanie A. Dickinson and Sandra Loewen**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 28th day of September, 2012.

Commission expires:

ROBERT L. SCRUGGS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires MAY 6, 2013

Robert L Scruggs
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this **28th day of September, 2012**, before me personally appeared, **Stephanie A. Dickinson**, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of **Mark T. Dickinson** and acknowledged that she executed the same as the free act and deed on behalf of **Mark T. Dickinson.**

Witness my hand and official seal at Nashville, Tennessee this 28th day of September, 2012.

Commission expires:

ROBERT L. SCRUGGS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires MAY 6, 2013

Robert L Scruggs
Notary Public

EXHIBIT A

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