BILL GARRETT, Davidson County
Trans:T20120095758 DEEDWARR
Recvd: 12/14/12 11:18 2 pgs
Fees:13.00 Taxes:934.25

20121214-0115299

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $252,500.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME THIS 15th day of November, 2012 Notary Public MY COMMISSION EXPIRES: 8/23/16 (AFFIX SEAL)

KAREN L. TRUBEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Philip Welker ~~and~~	InsBank, its successors or assigns	093061E20700CO
(NAME)	(NAME)	
305 Church Street Ste 204	2106 Crestmoor Road	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37201	Nashville, TN, 37215-8716	
(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, **Jonathan BJ Piol**, UNMARRIED hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Philip Welker, UNMARRIED**, 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 204 and right to one covered parking space of the Church Street Lofts of the Banner Block Condominiums, as established pursuant to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Sections 66-27-101 et seq. of the Tennessee Code Annotated, as amended, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and buildings thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed and By-Laws establishing a Horizontal Property Regime of the Banner Block Condominiums, of record in Instrument Number 20050527-0060419, Register's Office for Davidson County, Tennessee, as amended by First Amendment to Master Deed of record as Instrument No. 20050927-0115946, by Second Amendment to Master Deed of record as Instrument No. 20060728-0091581, by Third Amendment to Master Deed of record as Instrument Number 20060731-0092812, by Fourth Amendment to Master Deed of record as Instrument No. 20060907-0110529, by Fifth Amendment to Master Deed of record as Instrument Number 20061013-0127441, and by Sixth Amendment to Master Deed of record as Instrument No. 20061027-0133858, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Jonathan BJ Piol, unmarried, by Warranty Deed from 303 Church, LLC, a Tennessee limited liability company, dated July 31, 2006 and filed on August 4, 2006 in Instrument Number 20060804-0095799, Register's Office of Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 305 Church Street Ste 204, 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 15th day of November, 2012

X _____
Jonathan BJ Piol

STATE OF CALIFORNIA
COUNTY OF X Los Angeles

Personally appeared before me, the undersigned authority, Jonathan BJ Piol, 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 X 14 day of November, 2012

X _____
Notary Public

My commission expires: X 7/11/13

NORMA I. LAZCANO
Commission # 1857382
Notary Public - California
Los Angeles County
My Comm. Expires Jul 11, 2013