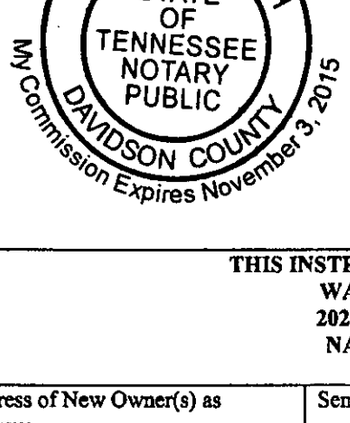
# Warranty Deed




STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $152,000.00.

Carmen Coats
Affiant

Subscribed and sworn to before me, this the 19TH day of March, 2013.

Kristian Booth
Notary Public

My commission expires: 11-3-15

**THIS INSTRUMENT WAS PREPARED BY**
**WAGON WHEEL TITLE**
**202 SOUTH 11TH STREET**
**NASHVILLE, TN 37206**
**615.650.5100**

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map/Parcel Numbers: |
|---|---|---|
| Gypsy Corset LLC | New Owner | |
| 7 Shorehaven Rd. | | 093-06-1D-306.00-CO |
| Norwalk, CT 06855 | | |

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **THOMAS S. DENNIS AND MELANIE DENNIS, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **GYPSY CORSET LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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. 306, and 1 parking space(s), The Exchange Lofts of The Banner Block Condominiums, as established under Master Deed of record in Instrument 20050527-0060419, as amended in Instrument 20050927-0115946, Instrument 20060728-0091581, Instrument 20060731-00092812, Instrument 20060907-0110529, Instrument 20061013-0127441 and Instrument 200610270133858, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Thomas S. Dennis and Melanie Dennis, husband and wife by Warranty Deed from Denise Arguijo fka Denise A. Jarvis, unmarried of record at Instrument No. 20120409-0030269, Register's Office for Davidson County, Tennessee, dated April 05, 2012 and recorded on April 09, 2012.

Being the same property conveyed to Denise A. Jarvis, unmarried, by Warranty Deed from The Exchange Lofts, LLC, of record at Instrument No. 20050629-0074738, Register's Office for Davidson County, Tennessee, dated June 20, 2005 and recorded on June 29, 2005 and corrected by Scrivener's Affidavits in Instrument Nos. 20051019-0126059 and 20060315-0029768, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 309 Church St. #306, 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 GRANTEE(S), his/her/their heirs

BILL GARRETT, Davidson County
Trans:T20130023345 DEEDWARR
Recvd: 03/21/13 15:21 2 pgs
Fees:13.00 Taxes:558.70
20130321-0028242

and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 15th day of March, 2013.

**Thomas S. Dennis**

**Melanie Dennis**

STATE OF KENTUCKY
COUNTY OF Daviess

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Thomas S. Dennis and Melanie Dennis, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 15th day of March, 2013.

Notary Public

My Commission Expires:

TIFFANY KNIGHT
Notary Public
State at Large
Kentucky
My Commission Expires Feb 21, 2016