BILL GARRETT, Davidson County
Trans:T20130037117 DEEDWARR
Recvd: 05/03/13 12:39 2 pgs
Fees:13.00 Taxes:989.75

20130503-0044968

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $267,500.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME THIS **30th** day of **April, 2013** Notary Public MY COMMISSION EXPIRES: (AFFIX SEAL)

ANNE MARIE CHANDLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires August 23, 2016

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 30 Burton Hills Blvd, Suite 400, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Karen Lee	BancorpSouth Bank	093061D103.00CO
(NAME)	(NAME)	
309 Church Street #103	PO Box 3356	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37201	Tupelo, MS 38803-3356	
(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, **Christopher Rusty Fordham, unmarried**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Karen Lee, 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 No. 103, and one parking space, The Exchange Lofts of The Banner Block Condominiums, as established under Master Deed of record in Instrument 200505270060419, in the Register's Office, Davidson County, Tennessee, to which master deed reference is hereby made for a more particular description.

Being the same property conveyed to Christopher Rusty Fordham, unmarried by deed from The Exchange Lofts, LLC of record in Instrument Number 20050808-0093452, in the Register's Office of Davidson County, Tennessee, dated 07/15/2005 and recorded 8/8/05.
Also see Scrivener's Affidavit in Instrument 200603150029768.

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 309 Church Street, #103, 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.

Christopher Rusty Fordham

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, **Christopher Rusty Fordham**, 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 **30th** day of **April, 2013**

Notary Public

My commission expires: 8/29/2014

SUSAN L. HEINRICH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY