BOX #14
G#25066-2

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130045706 DEEDWARR
Recvd: 06/03/13 09:25 2 pgs
Fees:13.00 Taxes:1924.00
20130603-0055399

State of Tennessee)
County of Davidson)

The actual consideration or value, whichever is greater, for this transfer is **$520,000.00.**

Affiant

Subscribed and sworn to before me, this the 31st day of May, 2013.

Notary Public

My commission expires: May 5, 2015
(AFFIX SEAL)

KATHERINE GOODSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
T. Michael Scalf	**"New Owner"**	**104020C30800CO**
205 31st Avenue North #308		
Nashville, TN 37203		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Henry D. Herr and wife, Judee Herr

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

T. Michael Scalf

HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING Unit No. 308, together with the appurtenant interest in the common elements, of Midtown Lofts Condominiums, a horizontal property regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed of record as Instrument No. 20050630-0075478 and amended in Instrument No. 20060921-0117372, in Instrument No. 20061016-0128233, in Instrument No. 20070124-0009913, and in Instrument No. 20070928-0115604, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, said Register's Office. Reference is hereby made to the Condominium Site Plat of Midtown Lofts Condominiums, for placement of Units, as set out on Exhibit "D" to the Master Deed of record as Instrument No. 20050630-0075478 and amended in Instrument No. 20060921-0117372, said Register's Office, for a more complete identification and description of such Unit.

PURSUANT to terms of Paragraph 8 of the Master Deed, Grantor hereby allocates to Grantee, Parking Spaces #19 and #20 as described above.

BEING the same property conveyed to Henry D. Herr and wife, Judee Herr, by Warranty Deed dated May 9th, 2007, from Midtown Lofts, LLC, a Tennessee limited liability company, of record in Instrument No. 20070511-0056851, Register's Office for Davidson County, Tennessee.

THE conveyance of the above described parcel of land is subject to the following:

1) Taxes for the current year which have been prorated and assumed by the Grantee herein and subsequent years, not yet due and payable;

2) All matters shown on the Condominium Site Plat, for placement of Units, as set out on Exhibit "D" to the Master Deed of record as Instrument No. 20050630-0075478 and amended in Instrument No. 20060921-0117372, said Register's Office;

3) All matters shown on the Boundary Plat of record as Instrument No. 20050616-0069146, said Register's Office;

4) Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed and By-Laws of Midtown Lofts Condominiums of record as Instrument No. 20050630-0075478 and amended in Instrument No. 20060921-0117372, in Instrument No. 20061016-0128233, in Instrument No. 20070124-0009913, and in Instrument No. 20070928-0115604, Register's Office for Davidson County, Tennessee; and,

5) Charter of Midtown Lofts Condominium Association, Inc., of record as Instrument No. 20061220-0156805, Register's Office for Davidson County, Tennessee.

This is improved property, known as: 205 31st Avenue North #308, Nashville, TN 37203.

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 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 my/our hand(s) this **31st** day of **May, 2013.**

Henry D. Herr

Judee Herr

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Henry D. Herr and wife, Judee Herr,** the within named sellers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **31st** day of **May, 2013.**

Notary Public

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 2/13/17