BILL GARRETT, Davidson County
Trans:T20130062771 DEEDWARR
Recvd: 07/23/13 15:10 5 pgs
Fees:28.00 Taxes:1665.00
20130723-0076242

PREPARED BY AND RETURN TO:
GRANT, KONVALINKA & HARRISON, P.C.
Ninth Floor - Republic Centre
633 Chestnut Street
Chattanooga, Tennessee 37450-0900

WARRANTY DEED

IN CONSIDERATION of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Anthony E. Jennings and wife, Sheshelia Jennings, ("Grantor"), does hereby sell, transfer and convey unto Gary R. Bowie, a married person ("Grantee"), the following described real estate (the "Property"):

All that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

These certain premises comprising a portion of the project known as 211 Printers Alley Building, said Project having been established as a Horizontal Property regime by Master Deed and Declaration and By-Laws dated the 16th day of April, 1981, of record in Book 5741, Page 389, Register's Office for Davidson County, Tennessee, said premises being more particularly described as follows:

Unit space labeled 3-A, 2-A, 2-G, 4-B (being the 3RD Floor and accompanying area of said Project) as shown on the plan recorded in Book 5200, Page 331, Register's Office for Davidson County, Tennessee, excepting and reserving any portion of the common elements lying within said unit and easements through said unit appurtenant to the common elements and other units, all as set forth in said declaration, and an undivided 20% interest appurtenant to the unit in all common elements of said Project as described in said declaration including the building and land described below:

Grantee Address:	Send Tax Bills to:	Map Parcel No.
Gary R. Bowie	Same	093 02 3B 008.00
P.O. Box 198807		093 02 3B 013.00
Nashville, TN 37219		093 02 3B 002.00
		093 02 3B 012.00

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Land in Davidson County, Tennessee, being part of Lot No. 41 on the Original Plan of Nashville, not of record, being Lot No. 2 and the northerly part of Lot No. 3 in the Subdivision of the John Waters Property, plan not of record, described below:

Beginning on the Westerly margin of Third Avenue, North 160 feet 8 inches northerly from the northerly margin of Church Street, being Stelzer's and Brown's northeast corner; thence with the westerly margin of said Avenue, northerly 30 feet, more or less, to the corner of Lots 2 and 1 of the Waters Plan, also being Gertrude B. Whitworth's southeast corner; thence with Whitworth's south line and with the line between Lots 1 and 2 westerly 175 feet, more or less, to the easterly margin of said Alley, southerly 30 feet, more or less, to said Stelzer's and Brown's northwest corner; thence with their north line, easterly 175 feet, more or less, to the beginning.

For prior title, see Deed recorded as instrument number 20020905-0107607, in the Davidson County Register's Office.

Subject to Restrictions, Conditions, Easements, and all matters contained in Master Deed of record in Book 5741, Page 389, amended in Book 6320, Page 32, Instrument No. 20001010-0100684, Instrument No. 20050725-0086149, and Instrument No. 20060512-0055845, in the Davidson County Register's Office.

Subject to Charter of record in Book 5761, Page 239, in said Register's Office.

Subject to Authorization of record in Book 9627, Page 211, in said Register's Office.

Subject to all matters appearing on the Plan of record in Plat Book 5200, Pages 331 and 332, and in Plat Book 843, Page 78, in said Register's Office.

Subject to any governmental zoning and subdivision ordinances or regulations in effect thereon.

Subject to taxes for the year 2013 and subsequent years and any taxes or special assessments which are not shown as existing liens by the public records, including any increase in assessment resulting from improvements constructed on the property.

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Taxes for the year 2013 are prorated between Grantor and Grantee.

TO HAVE AND TO HOLD said real estate unto Grantee, its heirs and assigns, in fee simple forever.

Grantor for itself and its successors and/or assigns, covenants, warrants and represents to and with Grantee, its heirs and assigns, that Grantor is lawfully seized and possessed of the above-described real estate, that it has full right and lawful authority to sell and convey the same, that it has not made, done, executed or suffered any act or thing whereby the real estate now is or at any time hereafter shall or may be imperiled, charged or encumbered except as herein set forth, and that it will forever warrant and defend the title to the said real estate against all persons whomsoever.

IN WITNESS WHEREOF, Grantor has executed and delivered this Warranty Deed this 23 day of July, 2013.

ANTHONY E. JENNINGS

SHESHELIA JENNINGS

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STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, a Notary Public of the State and County aforesaid, personally appeared Anthony E. Jennings, the within named bargainor with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 23 day of July, 2013.

Notary Public

My Commission Expires: 12-17-2013

JOHN W. GRANT, JR. STATE OF TENNESSEE NOTARY PUBLIC HAMILTON COUNTY

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, a Notary Public of the State and County aforesaid, personally appeared Sheshelia Jennings, the within named bargainor with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 23rd day of July, 2013.

Notary Public

My Commission Expires: 12-17-2013

JOHN W. GRANT, JR. STATE OF TENNESSEE NOTARY PUBLIC HAMILTON COUNTY

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STATE OF TENNESSEE
COUNTY OF ~~HAMILTON~~ Davidson

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $450,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant-Grantee

Subscribed and sworn to
before me this 23rd day
of July, 2013.

Notary Public

JOHN W. GRANT, JR.
STATE OF TENNESSEE
NOTARY PUBLIC
HAMILTON COUNTY

My commission expires:

12-17-2013

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