WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130072538 DEEDWARR
Recvd: 08/22/13 10:03 2 pgs
Fees:13.00 Taxes:721.50
20130822-0088500

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

BOX 10-A

KATHY SNIDER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 20, 2014

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $195,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF August, 2013.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Trent W. and Serena Nelson	SAME	Map 93-61-D
(NAME) 1153 Inneswood Drive	(NAME)	Parcel 308 CO
(ADDRESS) Gallatin, TN 37066	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **ANN C. FLEUREN POLLARD, MARRIED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **TRENT W. NELSON AND SERENA NELSON, HUSBAND AND WIFE,** 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 308 and one parking space of The Exchange Lofts of The Banner Block Condominiums as established under Master Deed of record in Instrument No. 20050527-0060419, Register's Office for Davidson County, Tennessee, to which master deed reference is hereby made for a more particular description thereof.

Being the same property conveyed to Ann C. Fleuren by deed from The Exchange Lofts, LLC of record in Instrument No. 20050729-0089007 and by Scrivener's Affidavit of record in Instrument No. 20051019-0126059, said Register's Office. Ann C. Fleuren has since married and is now known as Ann C. Fleuren Pollard.

Grantor warrants that the subject property has never been the marital residence of the Grantor's spouse and as such is not subject to any marital rights therein.

This conveyance is subject to (a) 2013 real property taxes; and (b) all matters appearing master deed and bylaws of record in Instruments No. 20060728-0091581, 20060731-0092812, 20060907-0110529, 20061013-0127441 and 20061027-0133858, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 309 Church Street, Unit 308, Nashville, Tennessee 37201
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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, 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 hand this 21 day of August, 2013.

Ann C. Fleuren Pollard

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ann C. Fleuren Pollard, the bargainor, 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 21st day of August, 2013.

Commission expires:

Notary Public

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV 3, 2015