BILL GARRETT, Davidson County
Trans:T20130073087 DEEDWARR
Recvd: 08/23/13 12:02 2 pgs
Fees:13.00 Taxes:1461.50
20130823-0089215

WARRANTY DEED

STATE OF TENNESSE
COUNTY OF Davidson

THE ACTUAL CONSID... TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $395,000.00.

Wanda C. Hiett
Affiant

Subscribed and sworn to before me this 21 day of August, 2013

Notary Public
My Commission expires: 1-9-16
(Affix Seal)

JAMES A. WAECHTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

BOX 50-B
PREPARED BY:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203
RETURN TO:

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Nicholas I. Jones	SunTrust Mortgage, Inc.	93-6-1-E-301CO
305 Church Street #307	901 Semmes Avenue	
Nashville, Tn 37201	Richmond, VA 23224	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Jackson Cothren and wife, Marsha Cothren,** hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto Nicholas I. Jones, Trustee of the Nicholas I. Jones Revocable Living Trust and Lillian O. Jones, Trustee of the Lillian O. Jones Revocable Living Trust, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

305 Church Street, Unit 307, and rights to one parking space of the Church Street Lofts of the Banner Block Condominiums, as established pursuant to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Sections 66-27-101 et seq. of the Tennessee Code Annotated, as amended, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and buildings thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in Master Deed and By-Laws establishing a Horizontal Property Regime of The Banner Block Condominiums, of record as Instrument Number 20050527-0060419, Register's Office for Davidson County, Tennessee, as amended by First Amendment to Master Deed, of record as Instrument Number 20050927-0115946; by Second Amendment to Master Deed, of record as Instrument Number 20060728-0091581, Register's Office for Davidson County, Tennessee; by Third Amendment to Master Deed, of record as Instrument Number 20060731-0092812, Register's Office for Davidson County, Tennessee; and by Fourth Amendment to Master Deed, of record as Instrument Number 20060907-0110529, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Jackson Cothren and wife, Marsha Cothren from 303 Church, LLC, A Tennessee limited liability company by General Warranty Deed on September 19, 2006, of record in Instrument Number 20060926-0119024, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2013 and subsequent years a lien, but not yet due and payable.
- Subject to all matters as shown on the Master Deed of record in Instrument Number 20050527-0060419, as amended in Instrument Number 20050927-0115946, Instrument Number 20060728-0091581, Instrument Number 20060731-0092812, Instrument Number 20060907-0110529, Instrument Number 20061013-0127441 and Instrument Number 20061027-0133858, Register's Office for Davidson County, Tennessee.
- Capital Mall Redevelopment Project containing restrictive covenants set forth in instrument recorded in Book 7423, Page 374; Book 8421, Page 587; Book 9208, Page 613, Book 10512, Page 464 and Instrument Number 20020626-0076795, Register's Office for Davidson County, Tennessee.
- Charter of Banner Block Condominium Homeowner's Association, Inc., of record in Instrument Number 20050511-0053156, Register's Office for Davidson County, Tennessee.
- Party wall situated on the subject property and partly on adjoining premises; Subject to lien for special assessments as contained in the restrictions; Subject to rights of others in and to the common areas and elements.

This is improved property known as: **305 Church Street Unit # 307, Nashville, TN 37201**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this August 21, 2013.

Jackson Cothren

Marsha Cothren

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Jackson Cothren and Marsha Cothren** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this August 21, 2013

My commission expires 1-6-14

Notary Public

JENNIFER R. PIERCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY