Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $157,000.00

Affiant

Subscribed and sworn to before me, this 25th DAY OF October, 2013.

Notary Public

TARA JONES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires September 9, 2014

MY COMMISSION EXPIRES:

(AFFIX SEAL)

R-VRES-13-239

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Rebecca A. Boyd	New Owner	
239 5th Avenue North #309 (ADDRESS)	(NAME) (ADDRESS)	
Nashville, TN 37219 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	093-06-1B-309.00CO

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we JAMI GRICH, MARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto REBECCA A. BOYD AND RYAN B. BOYD, WIFE AND HUSBAND, hereinafter called the Grantee(s), their heirs and assigns, that 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. 309 AND 1 PARKING SPACE, THE KRESS LOFTS CONDOMINIUMS, AS ESTABLISHED UNDER MASTER DEED OF RECORD IN INSTRUMENT NUMBER 20050429-0048067, AMENDED IN INSTRUMENT NO. 20060324-003091, INSTRUMENT NO. 20070227-0024233, INSTRUMENT NO. 20070419-0048025, INSTRUMENT NO. 20071220-0146058, INSTRUMENT NO. 20080118-0006035 AND INSTRUMENT NO. 20080331-0032083, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH MASTER DEED REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF SAID UNIT.

BEING THE SAME PROPERTY CONVEYED TO JAMI GRICH, UNMARRIED BY DEED FROM KRESS LOFTS, LLC OF RECORD AT INSTRUMENT NO. 20070213-0018277, AS CORRECTED BY SCRIVENER'S AFFIDAVIT OF RECORD IN INSTRUMENT NO. 20071009-0120070, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED FEBRUARY 2, 2007 AND RECORDED ON FEBRUARY 13, 2007.

THIS CONVEYANCE IS SUBJECT TO A) 2013 PROPERTY TAXES AND SUBSEQUENT, WHICH ARE ASSUMED BY THE GRANTEE(S) HEREIN; B) INSTRUMENTS OF RECORD IN INSTRUMENT NUMBER 20050420-0048067; INSTRUMENT NUMBER 20050429-0048067, AMENDED IN INSTRUMENT NO. 20060324-003091, INSTRUMENT NO. 20070227-0024233, INSTRUMENT NO. 20070419-0048025, INSTRUMENT NO. 20071220-0146058, INSTRUMENT NO. 20080118-0006035 AND INSTRUMENT NO. 20080331-0032083; BOOK 7423, PAGE 374, BOOK 9208, PAGE 613, BOOK 10512, PAGE 464; INSTRUMENT NUMBER 20051128-0142924; INSTRUMENT NUMBER 20050429-0048064; INSTRUMENT NUMBER 20020626-0076795; INSTRUMENT NUMBER 20050124-0008719, SAID REGISTER'S OFFICE; AND C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD NOT STATED HEREIN.

GRANTOR WARRANTS THAT SHE HAS NEVER LIVED IN THE SUBJECT PROPERTY AS A MARRIED PERSON AND THAT THE SUBJECT PROPERTY IS NOT SUBJECT TO ANY MARITAL RIGHTS THEREIN.

unimproved ( )
This is improved (X) property, known as 239 5th Avenue North #309, Nashville, Tennessee 37219
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

BILL GARRETT, Davidson County
Trans:T20130092452 DEEDWARR
Recvd: 10/29/13 09:06 2 pgs
Fees:13.00 Taxes:580.90
20131029-0112112

Witness my/our hand(s) this 25th day of October, 2013.

Jami Grich by John Gleaves as Attorney in Fact

STATE OF Tennessee
COUNTY OF Davidson

Before me personally appeared JOHN GLEAVES to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of JAMI GRICH and who acknowledged he/she/they executed the same as the free act and deed of the said JAMI GRICH.

Witness my hand and official seal, this the 25th day of October, 2013.

Notary Public
My Commission Expires:

(SEAL)

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires August 23, 2016

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903