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| **THIS INSTRUMENT PREPARED BY:**<br>**Chapman & Rosenthal Title, Inc.**<br>**2002 Richard Jones Road, Suite 203A**<br>**Nashville, TN 37215**<br><br>**CRT File No. 13100099** | STATE OF TENNESSEE )<br>COUNTY OF DAVIDSON )<br><br>The actual consideration or value, whichever is greater, for this transfer is: $272,500.00.<br><br>Affiant<br><br>Subscribed and sworn to before me, this 4th day of December, 2013.<br><br>Notary Public<br>My Commission Expires: _____ |

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 9, 2014

BILL GARRETT, Davidson County
Trans:T20130103190 DEEDWARR
Recvd: 12/10/13 10:38 3 pgs
Fees:18.00 Taxes:1008.25

20131210-0125120

# WARRANTY DEED

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| Address New Owner:<br>Bonnie Willard<br>2201 8Th Ave S #201<br>Nashville TN 37204 | Send Tax Bills To:<br>New Owner | Tax Information:<br>Tax Parcel ID No.<br>105140D20100CO |

**FOR AND IN CONSIDERATION** of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Joseph C. Davis and Caitlin Davis, Husband and Wife**("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Bonnie Willard, an unmarried woman** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee being Unit No. 201 as set forth in the Master Deed Establishing The Lofts on Eighth, a condominium form of ownership and use in the manner provided under the provisions of Tennessee Code Annotated, Title 66, Chapter 27, Section 101 et seq., of record as Instrument No. 20061116-0142670, as amended by Instrument No. 20071227-0148044, in the Register's Office for Davidson County, Tennessee; said Unit also being shown as part of Exhibit E of said Master Deed; and together with an undivided percentage ownership interest in the Common Elements of the Condominium as set forth on Exhibit E-6 of said Master Deed.

Being the same property conveyed to Joseph Cassady Davis, an unmarried man and Joe T. Davis, an unmarried man as joint tenants by Warranty Deed from Lofts On Eighth Venture, Inc., a Tennessee corporation as recorded on the 26th day of January, 2010 in Instrument 20100126-0006438 and Quitclaim Deed from Joseph Cassady Davis, an unmarried man and Joe T. Davis, an unmarried man to Joseph C. Davis, Married as recorded on the 17th day of October, 2012 in Instrument No. 20121017-0095131, in the Register's Office of Davidson County, Tennessee.

Caitlin Davis, wife of Joseph C. Davis, joins herein to convey any right, title, or interest she may have in the subject property by virtue of her marriage to Joseph C. Davis, but does not join in the covenants contained herein.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2014 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of WAVERLY PLACE, as recorded in Plat Book 57, Page(s) 95.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing THE LOFTS ON EIGHTH of record in Instrument No. 20061116-0142670 , as amended by instrument(s) of record in Instrument No. 20071227-0148044; also subject to easements, rights and interests 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 building thereon.

Easement for Sanitary Sewers and/or Storm Drainage, Water Mains, Pumps and Appurtenances, recorded in Instrument Nos. 20061122-0144892 and 20070305-0026833.

Storm Quality Agreement recorded at Instrument No. 20061113-0139803.

Assignment of Developers Rights recorded at Instrument No. 20071227-0148043.

Subject to Urban Zoning Overlay of record as Metro Ordinance No. BL2000-364, made applicable by Ordinance No. BL-2000-476, of record in the Metropolitan Clerk's Office for Davidson County, Tennessee.

This is improved property located at 2201 8Th Ave S #201 Nashville TN 37204

**TO HAVE AND TO HOLD** said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

**IN WITNESS WHEREOF**, Grantor has executed this instrument on this 4th day of December, 2013.

Joseph C. Davis

Caitlin Davis

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Joseph C. Davis and Caitlin Davis, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 4th day of December, 2013.

Notary Public

My Commission Expires: _____

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 9, 2014

**IN WITNESS WHEREOF**, Grantor has executed this instrument on this 4 day of December, 2013.

Joseph C. Davis

Caitlin Davis

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Joseph C. Davis and Caitlin Davis, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 4th day of December, 2013.

Notary Public

My Commission Expires: 12-12-2015

BRITTANY LONG KEITH NOTARY PUBLIC STATE AT LARGE KY