THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 14020221** BILL GARRETT, Davidson County Trans:T20140017021 DEEDWARR Recvd: 03/13/14 10:25 2 pgs Fees:13.00 Taxes:869.50 20140313-0020989	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $235,000.00. Affiant Subscribed and sworn to before me, this 11th day of March, 2014. Notary Public My Commission Expires: 8/23/2016

WARRANTY DEED

Address New Owner: Christopher Shawn Yeager 2201 8th Avenue S 206 Nashville TN 37204	Send Tax Bills To: ~~New Owner~~ Franklin American Mortgage Company 501 Corporate Center Dr #400 Franklin TN 37067	Tax Information: Tax Parcel ID No. 105140D20600CO

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, **James Edward Williams** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Christopher Shawn Yeager, an unmarried man and Marie Elayne Cagle, an unmarried woman, as tenants in common with right to survivorship**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 206 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 James Edward Williams, unmarried by Warranty Deed from Lofts On Eighth Venture, Inc., a Tennessee corporation, recorded on the 4th day of August, 2008 in Instrument No. 20080804-0079891, in the Register's Office of Davidson County, Tennessee.

This instrument executed by Becky Harris on behalf of James Edward Williams by virtue of Power of Attorney recorded simultaneously herewith in Instrument Number 20140313-0020988, in the Register's Office for Davidson County, Tennessee.

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 THE LOFTS ON EIGHTH, as recorded in Instrument No. 20061116-0142670.

Covenants, Conditions and Restrictions as set forth in Restrictions recorded in Instrument No. 20061116-0142670, amended at Instrument No. 20071227-0148044.

Terms and provisions of by-Laws of The Lofts on Eighth Condominium Owners Association, Inc. recorded in Instrument No. 20061116-0142670, amended at Instrument No. 20071227-0148044.

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 Condominium 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 recorded in Instrument Nos. 20061122-0144892 and 20070305-0026833.

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

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

This is improved property located at 2201 8th Avenue S 206 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 11th day of March, 2014.

James Edward Williams by Becky Harris,
Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Becky Harris, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-fact for James Edward Williams, of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 11th day of March, 2014.

Notary Public

My Commission Expires: _____

JAMES T. HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 3, 2017