WARRANTY DEED

J. CARLA IKARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 3, 2015

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $315,000.00

Marilyn Randolph
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF MARCH, 2014.

Notary Public

MY COMMISSION EXPIRES: 3-3-2015

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, LLC, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sarah K. Looney	New Owner	08213C00900CO
(NAME)	(NAME)	
716 4th Ave. N.	716 4th Ave. N.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37219	Nashville, TN 37219	
(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, We, **Jacob Aaron Feldman and wife, Christy Feldman**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Sarah Katherine Looney, unmarried**, HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 9 as specified on the Plat shown in the Master Deed, on the Plan of Harrison Square Condominiums, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed establishing a Horizontal Property Regime of Harrison Square Condominiums, Charter, Bylaws and Plan, of record under Instrument No. 20060823-0103941, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the plan of Harrison Square Condominiums for placement of Units, as shown on Exhibit "E" to the Master Deed of record under Instrument No. 20060823-0103941, said Register's Office, for a more complete identification and description of such Unit.

Also conveyed herewith are Garage No. G9 and Court Yard 9, as shown on the Plat shown in the Master Deed, on the Plan of Harrison Square Condominiums, of record in Instrument No. 20060823-0103941, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Jacob Aaron Feldman, an unmarried man, by Warranty Deed from Craighead Patten Properties II, a Tennessee general partnership, April 6, 2007, of record in Instrument No. 20070411-0043056, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 2014, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; restrictions of record in Book 9183, page 130, Book 11625, page 280 and Instrument No. 20020425-0051069; Master Deed of record in Instrument No. 20060823-0103941, 20071025-0126183, 20080104-0001138 and 20090127-0006865; Charter of record in Instrument No. 20060823-0103940; Sanitary Sewer/Storm Drain Easements of record in Instrument No. 20051209-0147924 and 20060822-0103433; Storm Water Detention Agreement of record in Instrument No. 20051123-0141928 and 20060822-0103456; all of record in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 716 4th Ave. N., Nashville, TN 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, her heirs and assigns forever; and we do covenant with the said GRANTEE 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, her 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:T20140021811 DEEDWARR
Recvd: 04/01/14 13:38 2 pgs
Fees:13.00 Taxes:1165.50

20140401-0026915

Witness my hand this 29th day of March, 2014.

Jacob Aaron Feldman

Jacob Aaron Feldman

Christy Feldman

Christy Feldman

STATE OF CALIFORNIA
COUNTY OF Santa Clara

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Jacob Aaron Feldman and Christy Feldman, with whom ~~I am personally acquainted, (or~~ proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Palo Alto, California, this 29th day of March, 2014.

Notary Public

My Commission Expires: 02-02-2017