(2)

BILL GARRETT, Davidson County
Trans:T20140026968 DEEDWARR
Recvd: 04/22/14 08:31 2 pgs
Fees:13.00 Taxes:814.00
20140422-0033309

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $220,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 15TH DAY OF APRIL, 2014.

NOTARY PUBLIC

MY COMMISSION EXPIRES _____

PAM S. HOUSER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-08-2016

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 14-6740P JARREAU

MAIL TO:

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Lynda M. Jarreau and Brent J. Jarreau	same as new owner	082130E21600CO
817 3rd Avenue North #216		
Nashville, TN 37201		

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

BRENT TUCKER AND ARLENE M. JOYNER-TUCKER

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO:

BRENT J. JARREAU AND LYNDA M. JARREAU, HUSBAND AND WIFE

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 817 3rd Avenue North #216, Nashville, TN 37201

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/or 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 andthe 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/or 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.

Witness my hand on the 15th day of April, 2014.

Brent Tucker

Arlene M. Joyner-Tucker

By: Brent Tucker, power-of-attorney by _____ attorney in fact

STATE OF TENNESSEE
COUNTY OF Williamson

On the 15th day of April, 2014, before me, the undersigned, a Notary Public in a for said County and State, personally appeared Brent Tucker, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged executing the within instrument on behalf of Arlene M. Joyner-Tucker for the purposes therein contained, and who further proved to me to be the Attorney In Fact for and authorized to execute this instrument on behalf of Arlene M. Joyner-Tucker.

Witness my hand and official seal at Franklin, Tennessee

Notary Public _____
My Commission Expires: _____

JIM R. VANDERPOOL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 03-27-2016

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, Brent Tucker, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 15th day of April, 2014.

Notary Public _____
My Commission Expires: _____

JIM R. VANDERPOOL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 03-27-2016

file # 14-6740P JARREAU

EXHIBIT A - LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Unit Number 216, together with storage space Number 2B, and all rights and appurtenances thereto belonging as set out in the Master Deed of District Lofts, a Condominium Development of record as Instrument Number 20080104-0001256, and amended by surveyors certificate of correction of record in Instrument Number, 20080111-0003637, and amended by Instrument Number, 20080609-0059308, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description; Unit Number, 216 is assigned parking space 41 shown on the plan of the parking space assignment as of record in Instrument 20080609-0059308, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Brent Tucker, unmarried and Arlene M. Joyner-Tucker, unmarried by Special Warranty Deed from Fannie Mae A/K/A Federal National Mortgage Association, recorded on the 14th day of October, 2010 in Instrument No. 20101014-0082493, in the Register's Office of Davidson County, Tennessee.

This instrument is being executed in behalf of Brent Tucker and Arlene M. Joyner-Tucker pursuant to a power of attorney executed by the same on the 03/12/2014, and being filed for in Instrument # 20140422033308, Register's Office for Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as (1) all applicable zoning ordinances (2) utility, sewer, drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

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

b. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

c. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat recorded in Plat Book 51, Page(s) 8, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

d. Terms and provisions of the Articles of Organization recorded in Instrument No. 20060822-0103530.

e. Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing DISTRICT LOFTS, A CONDOMINIUM DEVELOPMENT of record in Instrument No. 20080104-0001256, as amended by Surveyors Certificate of Correction of record in Instrument No. 20080111-0003637, and amended at Instrument No. 20080609-0059308; 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.

f. Easement for Sanitary Sewers and/or Storm Drainage, Water Mains, Pumps and Appurtenances, recorded in Instrument No. 20061122-0144802.

g. Easement for Storm Drainage, recorded in Instrument No. 20050825-0101610.

h. Storm Water Detention Agreements recorded at Instrument Nos. 20050825-0101609 and 20061122-0144834.

i. Subject to all matters shown on survey by Wamble and Associates, Revised September 27, 2006.