WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140035067 DEEDWARR
Recvd: 05/20/14 11:47 2 pgs
Fees:13.00 Taxes:1295.00

20140520-0043293

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $350,000.00.

Affiant

Subscribed and sworn to before me, this the 16th day of May, 2014.

Notary Public

My commission expires: 11/15/2015
(AFFIX SEAL)

AMY T. NELSON NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Zachary R. Lyons	New owner	Map 093-02-0-D, Par 004.00CO
207 3rd Avenue North, #302		
Nashville, TN 37201		

FOR AND IN 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,

Edgar Allen Branton, Jr. and Gretel Branton, husband and wife

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

Zachary R. Lyons

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A 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. 302, together with the appurtenant interest in the common elements of The Phoenix Loft (207 Third Avenue North Condominium), a horizontal property regime established by Master Deed and By-Laws of record in Instrument No. 20040701-0078141, amended and restated in Instrument No. 20050907-0107157 and Instrument No. 20051019-0125906, and amended in Instrument No. 20120515-0041818 and Instrument No. 20120523-0044645, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit "B" to the aforementioned First Amendment to Amended and Restated Master Deed, of record in Instrument No. 20120523-0044645, said Register's Office.

BEING the same property conveyed to Edgar Allen Branton, Jr., and wife, Gretel Branton, by Deed from The Phoenix Loft, LLC, dated December 9, 2005, of record in Instrument No. 20051214-0150178, Register's Office for Davidson County, Tennessee.

THE conveyance of the above described parcel of land is subject to the following:

1) The Premises herein insured is a condominium apartment established pursuant to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to easements, rights and interest 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; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of The Phoenix Loft Condominium.

2) The Plan as set out on Exhibit "B" to the First Amendment to the Master Deed of record in Instrument No. 20120523-0044645, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein.

3) Master Deed and By-Laws of record in Instrument No. 20040701-0078141, amended and restated in Instrument No. 20050907-0107157 and Instrument No. 20051019-0125906, and amended in Instrument No. 20120515-0041818 and Instrument No. 20120523-0044645, Register's Office for Davidson County, Tennessee

4) Rights of others in and to party walls as stated in the Deed of record in Book 9999, page 483, Register's Office for Davidson County, Tennessee.

5) Charter of The Phoenix Loft Condominium Association of record in Instrument No. 20030407-0046048 and Instrument No. 20101206-0097021, Register's Office for Davidson County, Tennessee.

6) Taxes for the current year which have been prorated and assumed by the Grantee herein and subsequent years, not yet due and payable.

This is improved (_X_) Unimproved (____) property, known as **207 3rd Avenue North, #302, 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 GRANTEES 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 GRANTEES, 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.

Witness my/our hand(s) this 16th day of May, 2014.

Edgar Allen Branton, Jr.

Gretel Branton

STATE OF Arkansas)
COUNTY OF Pulaski)

Personally appeared before me, a Notary Public of said County and State, **Edgar Allen Branton, Jr. and Gretel Branton,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Little Rock (CITY), AR (STATE), this 16th day of May, 2014

Ciara Browning
Notary Public

My Commission Expires: 2/22/2020

CIARA BROWNING
Arkansas - Faulkner County
Notary Public - Comm# 12375480
My Commission Expires Feb 22, 2020