WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140041038 DEEDWARR
Recvd: 06/11/14 09:35 2 pgs
Fees:13.00 Taxes:924.63
20140611-0050648

G-WR-14-178-408

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $249,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF JUNE, 2014.

Notary Public

MY COMMISSION EXPIRES: 1/11/17 (AFFIX SEAL)

SHAMEKA JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Comm. Expires January 11, 2017

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Millennium Trust Co. LLC	**Same as New Owner**	
(NAME)	(NAME)	
2001 Spring Road, Suite 700		**93-2-4-A-408.00 CO**
(ADDRESS)	(ADDRESS)	
Oak Brook, IL 60523		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **CLAIRE W. CLAYTOR AND TIMOTHY L. CLAYTOR, WIFE AND HUSBAND,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **MILLENNIUM TRUST CO LLC CUST. FBO MICHAEL J. LUTHI IRA 88%, AND MILLENNIUM TRUST CO LLC CUST. FBO LISA J. LUTHI IRA 12%, TENANTS IN COMMON** hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

A certain condominium located in Davidson County, Tennessee, being Unit No. 408 of the Quarters Condominiums, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing the Quarters Condominiums of record in Instrument Number 20050902-0106149, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the Administration thereof, and all 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 buildings thereof; said unit being depicted on exhibit to said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in exhibit to said Master Deed.

Being the same property conveyed by Quitclaim Deed from Claire N. Wallace, unmarried to Claire W. Claytor and husband, Timothy L. Claytor as recorded on the 4th day of September, 2013 in Instrument No. 20130904-0092940 and Warranty Deed from Derrick Scott Dennis and spouse, Andrea Dennis to Claire N. Wallace, unmarried as recorded on the 10th day of May, 2011 in Instrument No. 20110510-0035756, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to:

- County of Davidson taxes for the year 2014 and subsequent years.
- Charter of Homeowners Association recorded at Instrument No. 20050725-0086313, Register's Office for Davidson County, Tennessee.
- 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 QUARTERS CONDOMINIUMS of record in Instrument No. 20050902-0106149, Register's Office for Davidson County, Tennessee.
- A Tennessee Conservation Easement recorded in Book 7088, Page 975, Register's Office for Davidson County, Tennessee.
- Restrictive Covenants running with the land of the Metropolitan Development and Housing Agency in the Phillips-Jackson Redevelopment District recorded in Book 9183, Page 130, amended and supplemented in Book 11625, Page 280 and Instrument No. 20020425-0051069, Register's Office for Davidson County, Tennessee.
- Ordinance for Redevelopment Plan Nos. 093-773 as amended in Plan No. 099-1762 approved by the Metropolitan Council of Nashville and Davidson County (regarding the Phillips-Jackson Street Redevelopment Plan and District.)
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **178 2nd Avenue North #408, Nashville, Tennessee 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 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 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(S), 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 the 6th DAY OF JUNE, 2014.

Claire W. Claytor

Timothy L. Claytor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 6th of June, 2014.

Notary Public
My Commission Expires: 3/6/18
(SEAL)

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212