WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140045016 DEEDWARR
Recvd: 06/25/14 10:53 2 pgs
Fees:13.00 Taxes:1043.40

20140625-0055489

G-VRES-14-2201-102

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $282,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF JUNE, 2014.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires August 23, 2016

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)
David Ian Friedman and Editha Friedman	**SWBC Mortgage Corp**	
(NAME) **2201 8th Avenue #102**	(NAME) **9311 San Pedro Ave., Ste. 100**	**105140D10200CO**
(ADDRESS) **Nashville, TN 37212**	(ADDRESS) **San Antonio, TX 78216**	
(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 **RYAN C. TOMLINSON AND KATHRYN M. TOMLINSON, HUSBAND AND WIFE,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **DAVID IAN FRIEDMAN AND EDITHA FRIEDMAN, HUSBAND AND WIFE** 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:

Land in Davidson County, Tennessee, being Unit No. 102 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 at 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 Ryan C. Tomlinson and Kathryn M. Tomlinson, husband and wife by Warranty Deed from Lofts On Eighth Venture, Inc., a Tennessee corporation, recorded on the 19th day of May, 2008 in Instrument No. 20080519-0051302, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to:
- County of Davidson taxes for the year 2014and subsequent years.
- 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, Register's Office for Davidson County, Tennessee.
- Stormwater Quality Agreement of record as Instrument No. 20061113-0139803, Register's Office for Davidson County, Tennessee.
- Easements for Sanitary Sewers and/or Storm Drainage, Water Mains, Pumps and Appurtenances of record as Instrument No. 20061122-0144892 in said Register's Office, as to the Water Quality & Detention Easement, and Instrument No. 20070305-0026833 as to the Sewer Easement, as set forth therein.
- Assignment of Developer's Rights recorded at Instrument No. 20071227-0148043, Register's Office for Davidson County, Tennessee.
- Subject to Urban Zoning Overlay of record as Metro Ordinance No. BL2000-364, made applicable by Ordinance No. BL-2000-476, of record in the Metropolitan Clerk's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2201 8th Avenue #102, Nashville, Tennessee 37212**.

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 23rd DAY OF JUNE, 2014.

Ryan C. Tomlinson

Kathryn M. Tomlinson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RYAN C. TOMLINSON AND KATHRYN M. TOMLINSON, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 23rd of June, 2014.

Notary Public
My Commission Expires: 3/8/2016
(SEAL)

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

CHARLES SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2016