WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140047613 DEEDWARR
Recvd: 07/03/14 10:41 2 pgs
Fees:13.00 Taxes:1073.00

20140703-0058756

R-VRES-14-320-301

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $290,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF JUNE, 2014.

Notary Public

MY COMMISSION EXPIRES: 1-9-16 (AFFIX SEAL)

MEGAN PAULUS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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)
Lawless Properties, LLC	New Owner	
(NAME)	(NAME)	
320 Broadway #301	8431 South Avenue, Bldg 3	**093-06-4A-004.00-CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37201	Poland, OH 44514	
(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, **CHRISTINA M. ROMAN, TRUSTEE OF THE CHRISTINA M. ROMAN REVOCABLE LIVING TRUST DATED OCTOBER 6, 2005,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **LAWLESS PROPERTIES, LLC** 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. RU 301 of 320 Broadway 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 320 Broadway Condominiums of record in Instrument Number 20051230-0157047, 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 "C" 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 to Christina M. Roman Revocable Living Trust by deed from 320 Broadway, LLC of record in Instrument No. 20060817-0101565 Register's Office for Davidson County, Tennessee, dated August 09, 2006 and recorded on August 17, 2006.

This conveyance is subject to:

- Taxes for the year 2014 prorated and assumed by grantee herein
- The premises herein insured is a condominium apartment established pursuant to 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 the 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 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 320 Broadway Condominiums of record in Instrument Number 20051230-0157047, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 7631, Page 606; Book 8421, Page 587; Book 7423, Page 374; Book 9208, Page 613; Book 10512, Page 464; Instrument No. 20020626-0076795; Instrument No. 20030919-0139003 and Instrument No. 2000328-0031304, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
- Charter of 320 Broadway Condominium Homeowner's Association of record in Instrument Number 20051230-0157048, in the Register's Office for DavidsonCounty, Tennessee.
- Attorneys Certificate of record in Instrument Number 20051230-0157049, in the Register's Office for DavidsonCounty, Tennessee.

- Easement of record in Book 6682, Page 216, in the Register's Office for Davidson County, Tennessee.
- Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.
- Subject to rights of others in and to the common areas and/or elements.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **320 Broadway #301, 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 30th DAY OF JUNE, 2014.

Christina M. Roman Revocable Living Trust Dated Ocober 6, 2005

trustee

Christina M. Roman, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Christina M. Roman, Trustee of the Christina M. Roman Revocable Living Trust dated October 6, 2005, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 30th day of June, 2014.

Megan Paulus

Notary Public

1-19-16

My Commission Expires:

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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