Davidson County DEEDWARR Recvd: 07/23/14 15:53 3 pgs Fees:18.00 Taxes:643.80 **20140723-0065594**	**STATE OF TENNESSEE** **COUNTY OF WILLIAMSON** The actual consideration or value, whichever is greater, for this transfer is $174,000.00 Affiant Subscribed and sworn to before me, this 22nd day of July, 2014. Notary Public My commission expires: 03/26/2017 (Notary Stamp)

DOLLY T. PEAY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Kimberly S. VanAtta	**American Financial Network, Inc.**	**Map\Parcel: 093-05-2-B-070.00CO**
700 Church St. #1006	**3110Chino Avenue, Suite 290**	
Nashville, TN 37203	**Chino Hills, CA 91709**	

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

Jonathan D. Watkins, unmarried

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Kimberly S. VanAtta, unmarried

HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS, SUCCESSORS 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. 1006 as shown on the Plan of Bennie Dillon, a Condominium, filed as Exhibit "C" to, and established by Master Deed of record in Instrument Number 20051215-0150617, as amended in Instrument Number 20060801-0093636, Instrument Number 20110513-0036910, Instrument Number 20110725-0056667, Instrument Number 20120927-0087986 and Instrument Number 20121217-0116226, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the common areas/elements appurtenant to said Unit as set forth in said Master Deed, reference to which is hereby made for a more complete and detailed description.

Being the same roperty conveyed to Jonathan D. Watkins by Warranty Deed from Bennie-Dillon Development Company, LLC, a Tennessee limited liability company, of record in Instrument No. 20051219-0151672, dated December 16, 2005, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees; including Rollback taxes, if any.
Master Deed contained in an instrument of record in Instrument No. 20051215-0150617 and amended in Instrument No. 20060801-0093636, Instrument No. 20110513-0036910, Instrument No. 20110725-0056667 and Certificate in Instrument No. 20051215-0150619, Register's Office for DAVIDSON County, Tennessee.
Charter for HOA of record in Instrument No. 20051215-0150618, Register's Office for DAVIDSON County, Tennessee.
Agreement of record in Instrument No. 20060105-0001870, Register's Office for DAVIDSON County, Tennessee.
Lease Agreement of record in Book 11011, Page 123, Assignment of record in Book 11011, Page 128 and Book 11477, Page 84 and Instrument No. 20050420-0044175, Register's Office for DAVIDSON County, Tennessee.

Restrictions and Ordinances for the Capitol Mall Redevelopment Plan of record in Book 7423, Page 374, Book 8421, Page 587, Book 9208, Page 613, Book 10512, Page 464, Instrument No. 20020626-0076795, Instrument No. 20040414-0041763 and Instrument No. 20050124-0008719 Register's Office for DAVIDSON County, Tennessee.
By-Laws of record in Instrument No. 20051215-0150617, Register's Office for DAVIDSON County, Tennessee.
Subject to the flow of any stream across the subject property.
Any and all visible easements lying on or across the property.
Subject to rights of others in and to common areas / elements.
Subject to lien for special assessment contained in DCCR's / Master Deed.
Subject to HOA dues, if any.
And this conveyance is subject to all other easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 700 Church St. #1006, Nashville, TN 37203.

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 except as 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 22nd day of July, 2014.

Jonathan D. Watkins

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, Jonathan D. Watkins, the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that he/she/they executed this instrument for the purposes therein contained.

Witness my hand, at office, this 22nd day of July, 2014.

Notary Public

My Commission Expires: 1-24-17

A. SCOTT HUBBARD
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

File #: **140246SH**
RECORD & RETURN TO:
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

True Copy Certification

I, **Dolly T. Peay**, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Dolly T. Peay

STATE OF TENNESSEE
COUNTY OF ROBERTSON

Personally appeared before me, the undersigned, a notary public for this county and state, **Dolly T. Peay**, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My commission expires: **03/28/2015**

TRACI MINGLEDORFF
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY