WARRANTY DEED

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

R-VRES-14-120

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $148,500.00.

M E Walker
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF AUGUST, 2014.

Notary Public

MY COMMISSION EXPIRES: 3-6-18
(AFFIX SEAL)

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)
Speakeasy Capital, LLC	New Owner	
(NAME)	(NAME)	**096010B00500CO**
1123 Fairways	120 Donelson Pike, Suite 202	
(ADDRESS)	(ADDRESS)	
Lebanon, TN 37087	Nashville, TN 37214	
(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 **DONNA M. SIGMON, MARRIED, (fka DONNA TIGNOR)** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Speakeasy Capital, LLC, a Tennessee Limited Liablilty Company,** 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. 202 of One Hundred Twenty Donelson Pike Office 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 One Hundred Twenty Donelson Pike Office Condominiums of record in Book 6974, Page 649, 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.

Included but excluded conveyance to the State of Tennessee of record in Instrument No. 20021007-0121772.

Being the same property conveyed to Ed A. Tignor, Jr., and wife, Donna M. Tignor by deed from Harry Mcnutt, a single person of record in Instrument No. 20011227-0142624 Register's Office for Davidson County, Tennessee, dated December 12, 2001 and recorded on December 27, 2001.

Being a portion of the same property conveyed to Edward A. Tignor, Jr. by deed from Donna M. Tignor, of record in Instrument No. 20070904-0105615 Register's Office for Davidson County, Tennessee, dated August 17, 2007 and recorded on September 04, 2007.

Being a portion of the same property conveyed to All Star Title, Inc., by deed from Ed A. Tignor, Jr., and wife, Donna M. Tignor of record in Instrument No. 20070212-0017547 Register's Office for Davidson County, Tennessee, dated December 04, 2006 and recorded on December 12, 2007.

Being the same property conveyed to Ed Tignor, Jr., by deed from All Star Title, Inc., of record in Instrument No. 20080618-0062630 Register's Office for Davidson County, Tennessee, dated June 16, 2008 and recorded on June 18, 2008.

Being the same property conveyed to Donna Tignor by deed from Ed Tignor Jr., of record in Instrument No. 20081103-0109259 Register's Office for Davidson County, Tennessee, dated September 25, 2008 and recorded on November 03, 2008.

BILL GARRETT, Davidson County
Trans:T20140059278 DEEDWARR
Recvd: 08/13/14 08:59 2 pgs
Fees:13.00 Taxes:549.45

20140813-0072930

The said Ed Tignor, Jr., and Donna M. Tignor having since divorced in The Chancery Court of Wilson County, Tennessee Docket No. 06062. The said Donna M. Tignor having since married and is now known as Donna M. Sigmon.

This has never been a primary or marital residence of Grantor.

This conveyance is subject to:
- Taxes for the year 2014 prorated and assumed by grantee herein.
- Subject to all matters shown as Exhibit "C" on the Plan of record in Book 6974, Page 649, and Plat Book 843, Page 16, 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 6974, Page 649, 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.
- By-Laws of record in Book 6974, Page 663, in the Register's Office for Davidson County, Tennessee.
- Charter of record in Book 6979, Page 226, in the Register's Office for Davidson County, Tennessee.
- Conveyance to the State of Tennessee of record in Instrument Number 200210070121772, in the Register's Office for DavidsonCounty, Tennessee.
- Sanitary Sewers and/or Storm Drainage Easements of record in Book 6226, Page 194, 197 and 200, in the Register's Office for Davidson County, Tennessee.
- 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: **120 Donelson Pike #202 , Nashville, Tennessee 37214**.

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 11th DAY OF AUGUST, 2014.

Donna M Sigmon
Donna M. Sigmon

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DONNA M. SIGMON, 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 executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 11th of August, 2014.

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

JOHN GLEAVES
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

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