File Box 8

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140059936 DEEDWARR
Recvd: 08/14/14 14:12 2 pgs
Fees:13.00 Taxes:836.20
20140814-0073648

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 01-24-2017

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $226,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13TH DAY OF AUGUST, 2014.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, LLC, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Brian T. Faulkner	Franklin American Mortgage	081-12-B-331.00 CO
(NAME)	(NAME)	
1400 Rosa L. Parks Blvd. 331	501 Corporate Centre Dr. #400	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208	Franklin, TN 37067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 ACKNOWLEDGED, We, **Justin K. Garrison and wife, Chandra Garrison**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Brian T. Faulkner**, HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A Condominium Apartment in Davidson County, Tennessee, being Unit No. 331, together with allocated parking spaces of The Lofts at Werthan Mills, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on Exhibit to the Master Deed of record in Doc. No. 20031023-0157113, amended in Doc. No. 20040521-0059936 and Doc. No. 20050202-0012489, together with an subject to Grant of Easement for Driveway and Walkway Access of record in Doc. No. 20031023-0157114, said Register's Office.

Being the same property conveyed to Justin K. Garrison a single man by Warranty Deed from Huy Tran, married, dated June 18, 2007 and recorded on June 22, 2007 of record in Doc. No. 20070622-0074793, Register's Office for Davidson County, Tennessee. By Quitclaim Deed of record in Doc. No. 20130820-0087851, subject property was conveyed to Justin K. Garrison and wife, Chandra Garrison.

Description Reference: Described from information contained in recorded condominium documents.

This conveyance is subject to: Taxes for 2014, and subsequent years; The Plan, with Owner's Certificate, of record in Doc. No. 20031023-0157113, amended in Doc. No. 20040521-0059936, said Register's Office, which Plan shows minimum building set back lines and easements and to which Plan reference is hereby made for a more complete description. Easement for a 15 foot alley conveyed to Metropolitan Government of Nashville and Davidson county, Tennessee of record in Book 4718, page 619, said Register's Office. Grant of Easement for Driveway and Walkway Access of record in Doc. No. 20031023-0157114, said Register's Office. License Agreement of record in Doc. No. 20090526-0048069 amended in Doc. No. 20130222-0018099, said Register's Office. The provisions of the condominium Master Deed of record in Doc. No. 20031023-0157113, and Doc. No. 20040521-005996, Restrictions of record in Book 9183, page 130, and Book 11625, page 280, said Register's Office, which submits said property to a Horizontal Property Regime pursuant to the provisions of the Tennessee Horizontal Property Act and sets forth restrictions, assessments, liens and other matters.

unimproved ☐

This is improved ☒ property, known as 1400 Rosa L. Parks Blvd. 331, Nashville, TN 37208

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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, his heirs and assigns forever; and we do covenant with the said GRANTEE 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, his 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 our hands this 13th day of August, 2014.

Justin K. Garrison

Chandra Garrison

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Justin K. Garrison and Chandra Garrison, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 13th day of August, 2014.

Notary Public

My Commission Expires: