WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140065261 DEEDWARR
Recvd: 09/03/14 10:54 2 pgs
Fees:13.00 Taxes:721.50
20140903-0080311

G-VRES-14-926-108

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $195,000.00.

Jonathan Edward Bivins
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF AUGUST, 2014.

Notary Public

MY COMMISSION EXPIRES: 3-6-18

(AFFIX SEAL) MARY FRANCES RUDY 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)
Jonathan Edward Bivins	**SWBC Mortgage Corp**	
(NAME)	(NAME)	
926 Woodland Street, #108	**9311 San Pedro Ave., Ste. 100**	**082120A10800CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	**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 **LINDSAY TRIPP, UNMARRIED,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **JONATHAN EDWARD BIVINS, AN UNMARRIED MAN** 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. 108 of East End Lofts Condominium 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 under Master Deed Establishing East End Lofts Condominium of record as Instrument No. 20060803-0094710, as amended by First Amendment to Master Deed Establishing East End Lofts Condominium of record as Instrument No. 20061018-0129171 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 interests 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 "D" to said Master Deed and First Amendment to Master Deed; together with a percentage interest in the common elements and voting percentage set forth in Exhibit "E" to said Master Deed, as amended.

Being the same property conveyed to Lindsay Tripp, a single woman by Warranty Deed from East End Lofts, LLC, a Tennessee Limited Liability Company, recorded on the 30th day of October, 2008 in Instrument No. 20081030-0108383, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to:
- County of Davidson taxes for the year 2014 and thereafter, not yet due and payable.
- Instruments recorded in Instrument No. 20060215-0018298, PAYNES ADDITION recorded in Plat Book 21, Page 70 and M. VAUGHN PLAN recorded in Plat Book 21, Page 143, said Register's Office.
- Charter of Homeowners Association recorded at Instrument No. 20060803-0094709, said Register's Office.
- Instruments of record in Instrument No. 20060803-0094710 , as amended by instrument(s) of record in Instrument No. 20061018-0129171, said Register's Office.
- Instrument recorded in Instrument No. 20050926-0115148, said Register's Office.
- Storm Water Detention Agreement recorded at Instrument No. 20050926-0115146, said Register's Office.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **926 Woodland Street, #108, Nashville, Tennessee 37206**.

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 27th DAY OF AUGUST, 2014.

Lindsay Tripp by John Gleaves as Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN GLEAVES, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of LINDSAY TRIPP, and who acknowledged he/she/they executed the same as the free act and deed of the said LINDSAY TRIPP.

Witness my hand and official seal, this the 27th of August, 2014.

Notary Public
My Commission Expires: 3-6-16
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
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Nashville, TN 37212