Davidson County	DEEDWARR
Recvd: 09/09/14 13:53	2 pgs
Fees:13.00 Taxes:1228.40	
20140909-0082577	

141263

WARRANTY DEED

SHELLY M SMITH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-24-2018

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$332,000.00.**

Affiant

Subscribed and sworn to before me this 4th day of September, 2014

Notary Public
My Commission expires: _____
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Amy M. Woron	New Owner	104020C30100CO
205 31st Avenue North Apt. 301		
Nashville, TN 37203		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Nicholas B. Ogden, Unmarried**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Amy M. Woron, an unmarried woman**, her heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Unit No. 301, together with the appurtenant interest in the common elements of Midtown Lofts Condominiums, a horizontal property regime established by Master Deed, of record in Instrument Number 20050630-0075478, amended in Instrument Number 20060921-0117372, Instrument Number 20061016-0128233 and Instrument Number 20070124-0009913,* Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plat attached as Exhibit "D" to the aforementioned Master Deed. * and Inst # 20070925-0115604

Being the same property conveyed to Nicholas B. Ogden, Unmarried from Midtown Lofts, LLC, a Tennessee Limited Liability Company by Warranty Deed on May 17, 2017, of record in Instrument Number 20070615-0072078, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2014 and subsequent years a lien, but not yet due and payable.
- Subject to all matters as shown on the Plan of record in Instrument Number 20050616-0069146, Register's Office for Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in Master Deed of record in Instrument Number 20050630-0075478, amended in Instrument Numbers 20060921-0117372; 20061016-0128233 and 20070124-0009913, Register's Office for Davidson County, Tennessee.
- Charter of Incorporation of Midtown Lofts Condominium Association, Inc., of record in Instrument Number 20061220-0156805, Register's Office for Davidson County, Tennessee.
- Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. 66-27-101, et seq.

This is improved property known as: **205 31st Avenue North Apt 301, Nashville, TN 37203**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 September 4, 2014.

Nicholas B. Ogden by Jennifer R. Pierce as attorney in fact

Nicholas B. Ogden by Jennifer R. Pierce As Attorney in Fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned authority, a Notary Public within and for the State of Tennessee, appeared JENNIFER R. PIERCE, with whom I am personally acquainted (or proved to on the basis of satisfactory evidence) and who upon her oath acknowledged herself to be the Attorney-in-fact for NICHOLAS B. OGDEN the within named bargainor(s), and that he/she as such Attorney-in-fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name NICHOLAS B. OGDEN, the bargainor(s), by the said NICHOLAS B. OGDEN, as Attorney-in-Fact. Said POA can be found recorded simultaneously herewith. **20140909-0082576**

WITNESS my hand and seal, this 4TH day of SEPTEMBER, 2014.

_____ My Commission Expires: 7/6/15

NOTARY PUBLIC

HAL E. WILSON, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

True Copy Certification

I, Connie Buchanan, do hereby make oath that I am 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.

Connie Buchanan

State of Tennessee / County of Wilson SS:

Personally appeared before me, Rebecca Moss, a notary public for this county and state, Connie Buchanan, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rebecca Moss

My Commission Expires: 12/18/17

REBECCA MOSS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES DECEMBER 18, 2017