WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN 37203
File No. M14-1334A

THIS INSTRUMENT PREPARED BY:
Midtown Title, LLC
1704 Charlotte Avenue #105
Nashville, Tennessee 37203
M14-1334A

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
211 Printers Alley, LLC P.O. Box 198807 Nashville, TN 37219	New Owner	093023B00900CO 093023B01400CO 093023B00400CO

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $550,000.00

Affiant

Subscribed and sworn to before me, this the 29th day of September, 2014.

Notary Public

My Commission Expires:
(Affix Seal)

J. DAVID WICKER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 3, 2017

BILL GARRETT, Davidson County
Trans:T20140073159 DEEDWARR
Recvd: 09/30/14 08:54 2 pgs
Fees:13.00 Taxes:2035.00
20140930-0089754

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged **David I. Komisar, a single man and Theresa W. Doyle, a single woman, ("Grantor"),** has this day bargained and sold, and does hereby bargain, sell, transfer and convey unto **211 Printers Alley, LLC, a Tennessee limited liability company ("Grantee"),** and Grantee's successors and assigns all of Grantor's interest in a certain tracts or parcels of land located in **Davidson** County, **Tennessee**, to wit:

Land in Davidson County, Tennessee, being Units 2-C, 4-A and 4-C, 211 PRINTERS ALLEY BUILDING, as shown on plat of record in Plat Book 5200, Page 331, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to David I. Komisar, a single man and Theresa W. Doyle, a single woman by Warranty Deed from Roy Conway Flowers, a single man, recorded on the 30th day of April, 1993 in Deed Book 8932, Page 516, in the Register's Office of Davidson County, Tennessee.

This is improved property located at: **211 Printers Alley, Units 400 & 401, Nashville, TN 37201**
211 3rd Avenue North, Unit 203, Nashville, TN 37201

This conveyance is made subject to (1) Property taxes for the year 2014, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorated share thereof to GRANTEE who will be responsible for payment of said taxes. (2) all applicable zoning ordinances (3) All matters shown on the plat of 211 PRINTERS ALLEY BUILDING, as recorded in Plat Book 5200, Page(s) 331, Register's Office for Davidson County, Tennessee, (4) Charter of Condominium Association recorded in Book 5761, Page 239, Register's Office for Davidson County, Tennessee, (5) Master Deed establishing 211 PRINTERS ALLEY BUILDING Condominium of record in Book 5741, Page 389 , as amended by instrument(s) of record in Book 6320, Page 32 and Instrument Nos. 20001010-0100684, 20050725-0086149 and 20060512-0055845, Register's Office for Davidson County, Tennessee, (6) Master Deed establishing 211 PRINTERS ALLEY BUILDING Condominium of record in Instrument No. 20030709-0094773 (Appointment of Successor Trustee for Master Deed) , Register's Office for Davidson County, Tennessee, (7) Authorization for Banner Arms on side of Condominium Complex recorded in Book 9627, Page 211, (8) Conveyance for Storage Area recorded in Book 6237, Page 839 and Book 6320, Page 26, and (6) other matters of public record.

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 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, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this **29th** day of **September, 2014.**

GRANTOR(S)

David I. Komisar

Theresa W. Doyle

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **David I. Komisar and Theresa W. Doyle** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained as their free Act and Deed.

Witness my hand and official seal on this the **29th** day of **September, 2014.**

J. DAVID WICKER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 3, 2017

Notary Public
My Commission Expires: