THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Road, Suite 203A
Nashville, TN 37215

CRT File No. 14091975

BILL GARRETT, Davidson County
Trans:T20140076935 DEEDWARR
Recvd: 10/10/14 15:19 2 pgs
Fees:13.00 Taxes:4403.00

20141010-0094344

CAROL T BAKER
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $1,190,000.00.

Affiant

Subscribed and sworn to before me, this8th day of October, 2014.

Notary Public
My Commission Expires: 3/24/17

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Bobby Estell 207 3rd Avenue N #602 Nashville TN 37201	New Owner	Tax Parcel ID No. 093-02-3D-010.00-CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Joseph D. Willoughby and Jennifer R. Willoughby, Husband and Wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Bobby Estell, a single man**, ("Grantee"), his successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit 602, THE PHOENIX LOFT (207 THIRD AVENUE NORTH CONDOMINIUM), as shown on Exhibit "B" of record in Instrument No. 20120523-0044645, 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 Joseph D. Willoughby and wife, Jennifer R. Willoughby by Warranty Deed from Jennifer L. Zuffinetti, Trustee of the Ettison Family Revocable Trust under agreement dated April 14, 2007 and Jennifer L. Zuffinetti, individually, recorded on the 17th day of September, 2012 in Instrument No. 20120917-0084164, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2015, and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

Charter of The Phoenix Lofts Condominium Association recorded at Instrument Nos. 20030407-0046048 and 20101206-0097021.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed of record in Instrument No. 20040701-0078141, as amended by instrument(s) of record in Instrument Nos. 20050907-0107157, 20051019-0125906, 20120515-0041818 and 20120523-0044645; also subject to 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 building thereon.
Easement for Party Wall, recorded in Book 9999, Page 483.

This is improved property located at 207 3rd Avenue N #602, Nashville TN 37201

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, his successors, heirs and assigns, forever.

And Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantors further covenant and bind themselves, their successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, his successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantors have executed this instrument on this 8th day of October, 2014.

Joseph D. Willoughby

Jennifer R. Willoughby

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Joseph D. Willoughby and Jennifer R. Willoughby, husband and wife,with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 8th day of October, 2014.

Notary Public

My Commission Expires: _____

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018