Davidson County DEEDWARR
Recvd: 12/03/14 10:08 4 pgs
Fees:23.00 Taxes:1119.25
**20141203-0110771**

| | |
|---|---|
| **THIS INSTRUMENT PREPARED BY:**<br>**Mudter & Patterson**<br>**An Association of Attorneys**<br>**2000 Richard Jones Road**<br>**Suite 110**<br>**Nashville, Tennessee 37215**<br><br>**Record & Return To:**<br>**First Title & Escrow Co., Inc.**<br>**FTEC File No. 32093-11-2014**<br>File Box 9-B | STATE OF TENNESSEE, COUNTY OF DAVIDSON:<br>The actual consideration or value, whichever is greater, for this transfer is: $302,500.00.<br>Affiant<br>Subscribed and sworn to before me this 2nd day of December, 2014.<br>Notary Public<br>My Commission Expires: 11/3/15 |

ELIZABETH O. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 3, 2015

# WARRANTY DEED

| | | |
|---|---|---|
| **Address New Owner:**<br>Salud, Ltd.<br>13217 George St.<br>Dallas, TX 75234-5206 | **Send Tax Bills To:**<br>New Owner | **Tax Information:**<br>Map and Parcel No.:<br>104 020 C 30400 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, **Aaron D. Brown, married,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Salud, Ltd.** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 205 31st Avenue North, #304, Nashville, TN 37203

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

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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

This is not the marital residence of the Grantor.

**IN WITNESS WHEREOF**, Grantor has executed this instrument on the 2nd day of December, 2014.

Aaron D. Brown BY Tom Fussell ATTORNEY IN FACT

Aaron D. Brown
BY: Tom Fussell, Attorney-In-Fact

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Tom Fussell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-In-Fact for the said Aaron D. Brown and is authorized by the said Aaron D. Brown to execute this instrument onhis behalf.

Witness my hand, at office, this 2nd day of December, 2014.

Notary Public

My Commission Expires: 11/3/15

GERALD G. PATTERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV 3 2015

# EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 304, 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 No. 20050630-0075478, amended in Instrument No. 20060921-0117372, Instrument No. 20061016-0128233, Instrument No. 20070124-0009913 and Instrument No. 20070928-0115604, 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.

Being the same property conveyed to Aaron D. Brown, unmarried, by deed dated August 2, 2007, from Midtown Lofts, LLC, a Tennessee limited liability company, of record in Instrument No. 20070807-0094415, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. Charter of Incorporation of Midtown Lofts Condominium Association, Inc. of record in Instrument No. 20061220-0156805, Register's Office for Davidson County, Tennessee.
2. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed (and By-Laws) for Midtown Lofts Condominiums, of record in Instrument No. 20050630-0075478, amended in Instrument No. 20060921-0117372, Instrument No. 20061016-0128233, Instrument No. 20070124-0009913 and Instrument No. 20070928-0115604, Register's Office for Davidson County, Tennessee.
3. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
4. All matters appearing on the Plan of record as Instrument No. 20050616-0069146, Register's Office for Davidson County, Tennessee.

True Copy Certification

I, Elizabeth J. Smith, do hereby make oath that I am a licensed attorney and/or 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.

Elizabeth J. Smith

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a notary public for this county and state, Elizabeth J. Smith, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My commission expires _____

