WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $286,995.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd day of January, 2015.

Notary Public

MY COMMISSION EXPIRES: 11-6-17

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Touchstone Title and Escrow LLC - Midtown Nashville, 2500 21st Avenue South, Suite 102, Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Elizabeth Howell	"New Owners"	082-09-0P-106.00-CO and 09107023100
(NAME)	(NAME)	
500 Madison Street, Unit 106	5005 Kentucky Avenue	Davidson County DEEDWARR Recvd: 01/20/15 15:29 3 pgs Fees:18.00 Taxes:1061.88 20150120-0005637
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208	Nashville, TN 37209	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, Mason Herron and Emily Herron, husband and wife, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Elizabeth Howell and husband, Graham Howell, hereinafter called the Grantees, their heirs and assigns, a 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. 106 of Summer Street Lofts, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing Summer Street Lofts Condominiums of record in Instrument Number 20060210-0016660, amended by Instrument No. 20060919-0116175, Instrument No. 20061215-0154790, Instrument No. 20071205-0140921 and Instrument No. 20110805-0060498, 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 interest 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 A to said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in said Master Deed.

Being the same property conveyed to Mason Herron and Emily Herron, husband and wife by Warranty Deed from Germantown Partners, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20130416-0038025 Register's Office for Davidson County, Tennessee, dated April 12, 2013 and recorded on April 16, 2013, also being a portion of the same property conveyed to Germantown Partners, LLC, a Tennessee limited liability company by Quitclaim Deed from Metropolitan Development and Housing Agency, a public body corporate of record in Instrument No. 20030131-0013511 Register's Office for Davidson County, Tennessee,

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

This instrument is being executed in behalf of Emily Herron pursuant to a Power of Attorney executed by same on the 16th day of December, 2014, and being filed for record simultaneously herewith, of record in Instrument No.: 20150120-0005636, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 500 Madison Street, Unit 106, Nashville, TN 37208
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 our hands this 2nd day of January, 2015.

Mason Herron

Emily Herron
By: _____
Mason Herron, Her Attorney-in-fact
Attorney in fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 2nd day of January, 2015, before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Mason Herron, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

Hilary Mohsenzadeh
Notary Public

My Commission Expires: _____

HILARY MOHSENZADEH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-02-2018

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 2nd day of January, 2015, before me personally appeared Mason Herron, to me known to be the person who executed the foregoing instrument (or proved to me on the basis of satisfactory evidence), and acknowledged that he executed the same as the free act and deed of the said Emily Herron.

Hilary Mohsenzadeh
Notary Public

My Commission Expires: _____

HILARY MOHSENZADEH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-02-2018

Certification of Authenticity

I, Kim Hollingshead, do hereby make oath that I am a license 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.

Signature

State of Tennessee

County of Williamson

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

Notary

My Commission Expire: 12-27-15

Notary's Seal (if on paper)

CAITLIN E. SMITH
STATE OF TENNESSEE
NOTARY PUBLIC
HAMILTON COUNTY

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registers prior to July 1, 2007, shall be considered validly registered with or without the certification provided in subdivision (2).