WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $260,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF FEBRUARY, 2015.

Notary Public

MY COMMISSION EXPIRES: May 8, 2018

(AFFIX SEAL)

RONALD B. DEAL, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Y-KM-15-301

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
James Norman Miller	Owner	
(NAME) PO Box 331517	(NAME) PO Box 331517	**82-13-G-401.00 CO**
(ADDRESS) Nashville, TN 37203	(ADDRESS) Nashville, TN 37203	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **SAINT MARY CATHOLIC CHURCH, A NON-PROFIT CORPORATION**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **JAMES NORMAN MILLER, UNMARRIED**, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Being a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 401, as specified on the Plat shown in the Master Deed, on the Plan of Harrison Square Condominiums, Phase II, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by the Master Deed and By-Laws for Harrison Square Condominiums, of record in Instrument No. 20060823-0103941 and amended in Instrument No. 20071025-0126183, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the plan of Harrison Square Condominiums, Phase II, for placement of Units, as shown on Exhibit "A" to the First Amendment to the Master Deed of record in Instrument No. 20071025-0126183, said Register's Office, for a more complete identification and description of such Unit.

Being the same property conveyed to Saint Mary Catholic Church, a non-profit corporation by Warranty Deed from Craighead Patten Properties, II, a Tennessee general partnership, recorded on the 6th day of May, 2008 in Instrument No. 20080506-0046413, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to:
- County of Davidson taxes for the year 2015 and thereafter, not yet due and payable.
- Covenants, Conditions and Restrictions for Phillips Jackson Redevelopment District recorded in Book 9183, Page 130, Book 11625, Page 280, Instrument Nos. 20020425-0051069, 20130903-0092717 and 20130903-0092714.
- Charter of Homeowners Association recorded at Instrument No. 20060823-0103940.
- Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing HARRISON SQUARE Condominium of record in Instrument No. 20060823-0103941, as amended by instrument(s) of record in Instrument Nos. 20071025-0126183, 20080104-0001138 and 20090127-0006865; 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.
- Stormwater Detention Agreement recorded at Instrument No. 20060518-0058543.
- Agreement for Dedication of Easement recorded at Instrument No. 20060518-0058549.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **Improved** property known as: **301 Criddle Street #401, Nashville, Tennessee 37203**.

BILL GARRETT, Davidson County
Trans:T20150010659 DEEDWARR
Recvd: 02/11/15 10:26 2 pgs
Fees:13.00 Taxes:962.00

20150211-0012647

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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(S), 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 my/our hand(s) this the 2nd DAY OF FEBRUARY, 2015.

Saint Mary Catholic Church, a non-profit corporation

BY: _____
Rev. John Sims Baker
Pastor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, personally appeared REV. JOHN SIMS BAKER, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the PASTOR of SAINT MARY CATHOLIC CHURCH, A NON-PROFIT CORPORATION, the within named bargainor, a corporation, and that such person, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as PASTOR.

Witness my hand and official seal, this the 2nd day of February, 2015.

_____
Notary Public
My Commission Expires: May 8, 2018
(SEAL)

RONALD B. DEAL, JR.
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212