15-1-059

Register Return to:
Land Title South, Inc.
3326 Aspen Grove Dr.
Suite 400
Franklin, TN 37067

BILL GARRETT, Davidson County
Trans:T20150016014 DEEDWARR
Recvd: 03/04/15 13:45 2 pgs
Fees:13.00 Taxes:703.00
20150304-0019025

FOR OFFICIAL USE	STATE OF TENNESSEE COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $190,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS February 18, 2015. Notary Public MY COMMISSION EXPIRES: (AFFIX SEAL)

LEAH A. TURNER NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

My Commission Expires October 30, 2016

WARRANTY DEED

This Instrument Prepared By and Return To:

FOUR STAR TITLE

2506 North Mt. Juliet Road, Mt. Juliet, TN 37122
File #15-0082

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
George B. Boedecker Jr.	George Boedecker	082120A10100CO .
(NAME) 926 Woodland Street	(NAME) 4450 Arapahoe Ave	
(ADDRESS) Nashville,TN 37206	(ADDRESS) Suite 100 , Boulder,CO 80303	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **John K. Fortner, an unmarried individual,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Revocable Trust of George B. Boedecker Jr., dated November 5, 2005 and amended Nov. 29, 2005 and Dec. 10, 2007 and May 8, 2009 and Aug. 6, 2009 and Jan. 24, 2012 and March 15, 2012** 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. 101 of East End Lofts Condominium established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated and under Master Deed Establishing East End Lofts Condominium of record as Instrument No. 200608030094710, as amended by First Amendment to Master Deed Establishing East End Lofts Condominium of record as Instrument No. 200610180129171 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 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 buildings thereof, said Unit being depicted on Exhibit "D" to said Master Deed and First Amendment to Master Deed; together with a percentage interest in the common elements and voting percentage set forth in Exhibit "E" to said Master Deed, as amended.

Being the same property conveyed to John K. Fortner, a single person by Warranty Deed from East End Lofts, LLC,dated May 31, 2007, recorded June 1, 2007, of record in Instrument 200706010065249, Register's Office for Davidson County, Tennessee.

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

unimproved ☐
This is improved ☒ property, known as **926 Woodland Street, Unit 101, Nashville, TN 37206**
(House Number) (Street) (City, State) (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.

IN WITNESS WHEREOF, this instrument has been executed on this the **18th** day of **February, 2015**.

John K. Fortner
JOHN K. FORTNER BY [illegible], AS ATTORNEY IN FACT
By: David Lea, As Attorney In Fact

STATE OF TENNESSEE
COUNTY OF **Davidson**

Before me, the undersigned Notary, personally appeared **David Lea**, known to me, or proved on the basis of satisfactory evidence, to be the person who executed the foregoing instrument on behalf of **John K. Fortner**, and who acknowledged that he/she executed the same as the free act and deed of the said **John K. Fortner**, by virtue of a Power of Attorney, duly executed and appearing of record.

Witness my hand and official seal on **2/18/2015**

NOTARY

My Commission Expires: 5/4/15

JANIS L. ADAMS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY