Warranty Deed

BILL GARRETT, Davidson County Trans:T20150027739 DEEDWARR Recvd: 04/14/15 09:54 2 pgs Fees:13.00 Taxes:717.06 20150414-0032727	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $193,800.00. Affiant Subscribed and sworn to before me, this the 8th day of April, 2015. Notary Public My commission expires: 10/18/2016

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Jonathan M. Richards	Guaranty Trust Company	082-13-0E-219.00-CO
344 Harrison Street #202	316 Robert Rose Drive	
Nashville, TN 37219	Murfreesboro, TN 37129	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **JENNIFER NEUVILLE, A SINGLE PERSON**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JONATHAN M. RICHARDS, AN UNMARRIED MAN**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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. 219 of District Lofts, a Condominium Development established under the Master Deed establishing District Lofts, a Condominium Development of record in Instrument Number 20080104-0001256, and amended by Surveyors Certificate of Correction of record in Instrument No. 20080111-0003637 and Amendment in Instrument No. 20080609-0059308, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Jennifer Neuville, a single person by Warranty deed from Les Stoltzfus and wife, Dolores Stoltzfus of record in Instrument No. 20130416-0037594 Register's Office for Davidson County, Tennessee, dated April 10, 2013 and recorded on April 16, 2013.

Being the same property previously conveyed to Les Stoltzfus and wife Dolores Stoltzfus by Warranty deed from Third & Harrison, LLC of record in Instrument No. 20080129-0008989 Register's Office for Davidson County, Tennessee, dated January 25, 2008 and recorded on January 29, 2008 and Affidavit of Correction recorded on July 18, 2008 in Instrument No. 20080718-0073722 and Corrected Warranty Deed recorded on September 25, 2008 in Instrument No. 20080925-0097686.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property also known as 344 Harrison Street #202, Nashville, TN 37219.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 8th day of April, 2015.

Jennifer Neuville

STATE OF Virginia
COUNTY OF Chesterfield

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Jennifer Neuville, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 8th day of April, 2015.

Notary Public

My Commission Expires:

MELVIN MAX OLIVER
COMMONWEALTH OF VIRGINIA
REGISTRATION NO. 265861
MY COMM. EXPIRES 4-30-2017
NOTARY PUBLIC