Davidson County DEEDWARR
Recvd: 05/12/15 13:11 3 pgs
Fees:18.00 Taxes:1110.00
20150512-0043460

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $300,000.00.

Ashley Kerns
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF MAY, 2015.

Notary Public

MY COMMISSION EXPIRES: 6-5-18
(AFFIX SEAL)

DORA L. MOBLEY NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

G-VRES-15-1203

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 D. Lewis	New Owner	
(NAME)	(NAME)	**118010L00600CO**
4400 Franklin Pike		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204		
(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 **EMILY LINEBERGER, A SINGLE WOMAN,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **JAMES D. LEWIS,** 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. 103 as specified on the Plat shown in the Master Deed, on the Plan of Paris Building, a Condominium, a Horizontal Property Regime, created under Title 66, Section 27-101, et. seq., as amended, Tennessee Code Annotated, and as established by a Declaration for Paris Building Condominiums, of record in Instrument No. 20091007-0093331, 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 Declaration. Reference is hereby made to the plan of Paris Building Condominiums, for placement of Units, as shown on Exhibit "B" to the Declaration of record under Instrument No. 20091007-0093331, said Register's Office, for a more complete identification and description of said Unit.

Being the same property conveyed to Emily Lineberger, single woman by Warranty deed from Dana M. Stoneking, unmarried of record in Instrument No. 20130408-0034582 Register's Office for Davidson County, Tennessee, dated April 5, 2013 and recorded on April 8, 2013.

This conveyance is subject to:
- Taxes for the year 2015 and subsequent years a lien, not yet due and payable.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20091006-0093140, Register's Office for Davidson County, Tennessee.
- Charter of Homeowner's Association of record in Instrument Number 20091007-0093509 and 20091008-0093706, in the Register's Office for DavidsonCounty, Tennessee.
- Easement for Sanitary Sewers and/or Storm Drainage, Water Mains and Appurtenances of record in Instrument Number 20080811-0082119, in the Register's Office for DavidsonCounty, Tennessee.
- Easement to Comcast of record in Instrument Number 20090108-0002143, in the Register's Office for DavidsonCounty, Tennessee.
- Inspection and Maintenance Agreement for Private Stormwater Management Facilities of record in Instrument Number 20080811-0082116, in the Register's Office for Davidson County, Tennessee, Tennessee.
- Application to Combine Parcels of record in Instrument Number 20080908-0091479, in the Register's Office for DavidsonCounty, Tennessee.
- Matters shown on a survey prepared by Barge Waggoner Sumner Cannon, Inc., John M. Duffer, TN RLS No. 1431, dated February 22, 2008.
- Notice of Lease and Right of First Refusal of record in Instrument Number 20060425-0047389, in the Register's Office for DavidsonCounty, Tennessee.
- All conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Paris Building of record in Instrument Number 20091007-0093331, Register's Office for Davidson County, Tennessee.
- Subject to rights of others in and to the common areas and/or elements.

- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1203 Paris Avenue #103 , Nashville, Tennessee 37212**.

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 8th DAY OF MAY, 2015.

Emily Lineberger

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 8th of May, 2015.

Notary Public
My Commission Expires:
(SEAL)

C. LOY CARNEY
NOTARY PUBLIC
TENNESSEE
COUNTY OF DAVIDSON
My Commission Expires August 23, 2016

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

True Copy Certification

I, Dora Mobley, 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.

Signature

State of TN

County of Williamson

Personally appeared before me, Ryan A. Rafoth, a notary public for this county and state, Dora Mobley who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 06-26-16

Notary' Seal (if on paper)

RYAN A. RAFOTH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY