WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $381,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF JUNE, 2015.

Notary Public

MY COMMISSION EXPIRES: 10/18/16 (AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

G-ZR-15-500

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)
Kaitlin Adams	new owner	
(NAME)	(NAME)	**82-9-P-101.00 CO**
500 Madison Street #101		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208		
(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 **MARY GORMLEY, A SINGLE PERSON,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **KAITLIN ADAMS, A SINGLE PERSON,** 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:

Land in Davidson County, Tennessee, being Unit No. 101, on the plan of 500 Madison Street, Summer Street Lofts, according to the Master Deed of record in Instrument No. 20060210-0016660, amended in Instrument No. 20060919-0116175 and Instrument No. 20061215-0154790, in the Register's Office of Davidson County, Tennessee, together with the undivided interest in common elements appertaining to exhibit as shown in Master Deed.

Being the same property conveyed to Mary Gormley by Warranty Deed from Germantown Partners, LLC, recorded on the 9th day of April, 2007 in Instrument No. 20070409-0041736, 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.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat recorded in Book 10, Page(s) 606 and Instrument Nos. 20030912-0134224 and 20040224-0020831.
- Covenants, Conditions and Restrictions for Phillips-Jackson Redevelopment District recorded in Book 9183, Page 130, Book 11625, Page 280 and Instrument Nos. 20020425-0051069, 20030131-0013511, 20130903-0092717 and 20130903-0092714.
- Charter of Homeowners Association recorded at Instrument No. 20060307-0026605.
- Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing SUMMER STREET LOFTS of record in Instrument No. 20060210-0016660 , as amended by instrument(s) of record in Instrument Nos. 20060919-0116175, 20061215-0154790, 20071205-0140921 and 20110805-0060498; 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.
- Easement for Sanitary Sewers and/or Storm Drainage, Water Mains, Pumps and Appurtenances, recorded in Instrument No. 20051114-0137103.
- Stormwater Detention Agreement recorded at Instrument No. 20051114-0137101.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **500 Madison Street #101, Nashville, Tennessee 37208**.

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.

BILL GARRETT, Davidson County
Trans:T20150050950 DEEDWARR
Recvd: 06/25/15 10:23 2 pgs
Fees:13.00 Taxes:1411.55

20150625-0061060

Witness my/our hand(s) this the 22nd DAY OF JUNE, 2015.

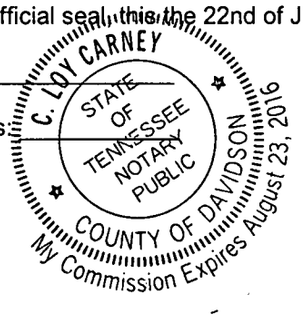
Mary Gormley

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MARY GORMLEY, 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 22nd of June, 2015.

Notary Public
My Commission Expires:
(SEAL)



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