WARRANTY DEED

Mail to:

BANKERS TITLE
2 Cadillac Drive
Brentwood, Tennessee 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $339,900.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 1ST DAY OF SEPTEMBER, 2015.

NOTARY PUBLIC

MY COMMISSION EXPIRES 9.16.15

RENNA ANN WALTERS
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 15-7681 KOFORD JV

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
Kelsey Koford	~~same~~ SunTrust	104-2-3-H-8.00 CO
209 Mason Avenue #302	1001 Semmes Ave.	
Nashville, TN 37203	Richmond, VA 23224	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

RYAN N. DAVIS, UNMARRIED

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO:

KELSEY KOFORD

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 209 Mason Avenue #302, Nashville, TN 37203

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/or 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/or 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 hand on the 1st day of September, 2015.

Ryan N. Davis

BILL GARRETT, Davidson County
Trans:T20150076551 DEEDWARR
Recvd: 09/09/15 09:02 2 pgs
Fees:13.00 Taxes:1257.63
20150909-0091419

STATE OF UTAH
COUNTY OF Salt Lake

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

Witness my hand and official seal at Salt Lake (City), Utah, this 1st day of September, 2015.

Notary Public

My Commission Expires: NOV 5, 2016

TREVOR OLOFSON
Notary Public
State of Utah
Comm. No. 660175
My Comm. Expires Nov 5, 2016

15-7681 KOFORD JV

EXHIBIT A - LEGAL DESCRIPTION

A condominium apartment located in Davidson County, Tennessee, being Unit No. 8, Longview Place Condominium, a Horizontal Property Regime, as depicted on Exhibit D of Master Deed of record in Instrument Number 20081231-0123773, of record in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Also conveyed herewith is Allocated Storage Space Unit #3, as shown on Exhibit D to Longview Place Condominiums, Page 3 of Master Deed of record in Instrument Number 20081231-0123773, of record in the Register's Office for Davidson County, Tennessee. Also conveyed herewith is Allocated Parking Space #6.

Being the same property conveyed by Warranty Deed from William B. Staggs, Jr. and wife, Judith A. Staggs to Ryan N. Davis, unmarried, as recorded on the 9th day of December, 2013 in Instrument No. 20131209-0124696; part of Quitclaim Deed from Robert E. Thompson and wife, Sheryl R. Thompson to William B. Staggs, Jr. and wife, Judith A. Staggs, as recorded on the 27th day of August, 2007 in Instrument No. 20070827-0101985; part of Quitclaim Deed from Wilson Burton, Jr. and wife, Joy Burton to William B. Staggs, Jr. and wife, Judith A. Staggs, as recorded on the 23rd day of October, 2006 in Instrument No. 20061023-0131263 and part of Warranty Deed from Todd E. Ohlhauser to 1/2 undivided interest to Wilson Burton, Jr. and wife, Joy Burton, and 1/2 undivided interest to Robert E. Thompson and wife, Sheryl R. Thompson as recorded on the 5th day of June, 2006 in Instrument No. 20060605-0066168, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as (1) all applicable zoning ordinances (2) utility, sewer, drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

a. County of Davidson taxes for the year 2015 and thereafter, not yet due and payable.

b. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

c. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of REVISED MAP OF WEST END PARK, as recorded in Plat Book 421, Page(s) 82 and 83, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

d. Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing LONGVIEW PLACE Condominium of record inInstrument No. 20081231-0123773 , as amended by instrument(s) of record in Instrument No. 20140514-0041280; 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.