WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150079060 DEEDWARR
Recvd: 09/17/15 10:53 2 pgs
Fees:13.00 Taxes:862.10
20150917-0094370

R-HLO-15-2201

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $233,000.00.

Melissa D. Rogers
Affiant

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

Connie J Buchanan
Notary Public

MY COMMISSION EXPIRES: 4/2/18 (AFFIX SEAL)

CONNIE J BUCHANAN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

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)
Johnny R. Broughton and Angela R. Broughton **Abby R. Broughton**	First Community Mtg.	
(NAME) **2201 8th Ave South, Apt 106**	(NAME) 275 Robert Rose Dr.	**105-14-0D-106.00-CO**
(ADDRESS) **Nashville, TN 37204**	(ADDRESS) Murfreesboro TN 37129	
(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 **THOMAS L. BUTTS, IV, UNMARRIED,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **ABBY R. BROUGHTON, A SINGLE PERSON AND JOHNNY R. BROUGHTON AND ANGELA R. BROUGHTON, HUSBAND AND WIFE,** 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. 106 as set forth in the Master Deed establishing The Lofts on Eighth, a condominium form of ownership and use in the manner provided under the provisions of Tennessee Code Annotated, Title 66, Chapter 27, Section 101, et seq., of record as Instrument No. 20061116-0142670, as amended in Instrument No. 20071227-0148044, in the Register' s Office for Davidson County, Tennessee; said Unit also being shown as part of Exhibit "E" of said Master Deed; and together with an undivided percentage ownership interest in the common elements of the Condominium as set forth on Exhibit "E-6" of said Master Deed.

Being the same property conveyed to Thomas L. Butts, IV, unmarried by Warranty deed from Philip To, unmarried of record in Instrument No. 20130528-0053210 Register's Office for Davidson County, Tennessee, dated May 21, 2013 and recorded on May 28, 2013.

This conveyance is subject to:
- Taxes for the year 2015 and subsequent.
- Matters shown on the Plan of record in Plat Book 57, Page 95, Register's Office for Davidson County, Tennessee.
- Master Deed establishing a Horizontal Property Regime of The Lofts on Eighth of record in Instrument Number 20061116-0142670, as amended in Instrument Number 20071227-0148044, Register's Office for Davidson County, Tennessee.
- Assignment of Developer's Rights of record in Instrument Number 20071227-0148043, in the Register's Office for Davidson County, Tennessee.
- Stormwater Quality Agreement of record in Instrument Number 20061113-0139803, in the Register's Office for Davidson County, Tennessee.
- Easements for Sanitary Sewers and/or Storm Drainage, Water Mains, Pumps and Appurtenances of record in Instrument Number 20061122-0144892 and Instrument Number 20070305-0026833, in the Register's Office for Davidson County, Tennessee.
- Subject to Urban Zoning Overlay of record as Metro Ordinance No. BL2000-364, made applicable by Ordinance No. BL-2000-476, of record in the Metropolitan Clerk's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2201 8th Ave South, Apt 106, Nashville, Tennessee 37204**.

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 SEPTEMBER, 2015.

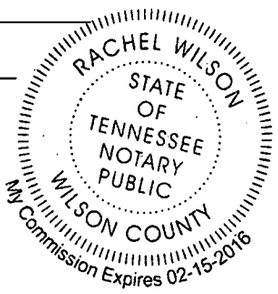
Thomas L. Butts, IV, by John Gleaves as Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN GLEAVES, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of THOMAS L. BUTTS, IV, and who acknowledged he/she/they executed the same as the free act and deed of the said THOMAS L. BUTTS, IV.

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

Notary Public
My Commission Expires: _____
(SEAL)



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