WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150080838 DEEDWARR
Recvd: 09/23/15 08:51 2 pgs
Fees:13.00 Taxes:1553.63
20150923-0096515

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $419,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF September, 2015.

Notary Public

MY COMMISSION EXPIRES: 10/18/17
(AFFIX SEAL)

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Broker Title & Escrow, LLC, 1404 17th Avenue South, Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Rhea Heath	same	
(NAME)	(NAME)	
1309 Forrest Ave Unit 5		83-9-C-5.00CO
(ADDRESS)	(ADDRESS)	
Nashville TN 37206		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF ONE DOLLAR, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, THAT Lockland Springs Lofts, LLC, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Rhea Heath, unmarried THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Unit No. 5 Lockeland Springs Lofts East Nashville Condominium having been established by the Declaration of Covenants, Conditions and Restrictions of Lockeland Springs Lofts East Nashville Condominium of record in Instrument No. 20141015-0095131, as amended in Instrument No. 20141015-0095317, Register's Office for said Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being part of the property conveyed to Lockland Springs Lofts, LLC, a Tennessee Limited Liability Company, by deed from Bruce Gold and Harry Bonnaire of record as Instrument No. 20140131-0008869, dated January 29, 2014, said Register's Office.

This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the Grantee; 2) all restrictions of record; 3) all easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations

This is: Improved property, known as 1309 Forrest Ave, Nashville, TN 37206
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural,

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 our hands this 16 day of September, 2015.

Lockland Springs Lofts, LLC

By, John A Bell Jr

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared John A Bell Jr., with whom I am personally acquainted, and who upon oath, acknowledged himself to be the Authorized Agent ofLockland Springs Lofts, a Tennessee Limited Liability Company the within named bargainor, and that he as such Authorized Agent, being authorized so to do, executed the foregoing instrument for the purposes therein by signing the name of the company by himself as such Authorized Agent.

Witness my hand, at office, after first being duly sworn and subscribed to by the within named Affiant, this 16 day of September, 2015.

Davidson County Tennessee Notary Public Dellena Lowhorn

NOTARY PUBLIC
My Commission Expires: 7-24-18