WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150091612 DEEDWARR
Recvd: 10/27/15 15:54 2 pgs
Fees:13.00 Taxes:777.00
20151027-0109427

LAURA MITCHELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $210,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF OCTOBER, 2015.

Notary Public

MY COMMISSION EXPIRES: 3/6/18
(AFFIX SEAL)

Y-FSBO-15-309-T

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)
Ryan D. Miles	~~New Owner~~ F+M Bank	
(NAME)	(NAME)	**093-06-1-D-105.00CO**
620 Farrell Pkwy	50 Franklin Street	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37220	Clarksville, TN 37040	
(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 **GENEVIEVE JEWELL AND AMY JEWELL,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **RYAN D. MILES AND EFFIE PRISCILLA ROBERTS, HUSBAND AND WIFE, AND HOLLY KATHLEEN MILES, TOGETHER AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP,** 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:

A certain condominium located in Davidson County, Tennessee, being Unit No. 105 of The Exchange Lofts of Banner Block Condominiums, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing The Banner Block Condominiums of record in Instrument Number 20050527-0060419, as amended in Instrument No. 20050927-0115946, Instrument No. 20060728-0091581 and Instrument No. 20060731-0092812 in the Register's Office for Davidson County, Tennessee.

NOTE: Exhibit G of Master Deed (Instrument No. 20050527-0060419) allocates one parking space to Unit 105.

Being the same property conveyed to Genevieve Jewell and Amy Jewell by Warranty Deed from Thomas William Morgan, Jr. and wife, Lisa Marie Morgan, of record in Instrument No. 20140731-0068428, Register's Office for Davidson County, Tennessee, dated July 28, 2014 and recorded on July 31, 2014.

This conveyance is subject to:
- Master Deed establishing a Horizontal Property Regime of The Exchange Lofts Condominiums of record in Instrument Number 20040708-0081245, Register's Office for Davidson County, Tennessee.
- Master Deed establishing a Horizontal Property Regime of The Banner Block Condominiums of record in Instrument Number 20050527-0060419, amended in Instrument No. 20050927-0115946, Instrument No. 20060728-0091581, Instrument No. 20060731-0092812, Instrument No. 20061013-0127441, Instrument 20061027-0133858 and Instrument 20060907-0110529, Register's Office for Davidson County, Tennessee.
- Charter of Exchange Lofts Condominium Association Inc., of record in Instrument Number 20041001-0118481, as amended to change the name to Banner Block Condominium Association, Inc. of record in Instrument Number 20050511-0053156, Register's Office for Davidson County, Tennessee.
- Subject to Capital Mall Redevelopment Plan containing Restrictive Covenants in Book 9208, page 613, amended in Instrument 20020626-0076795, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 148, Page 264, in the Register'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: **309 Church St., Apt. 105, Nashville, Tennessee 37201**.

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 26 DAY OF OCTOBER, 2015.

Genevieve Jewell

Amy Jewell by Genevieve Jewell, attorney-in-fact

Amy Jewell by Genevieve Jewell, 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, GENEVIEVE JEWELL, 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 26th of October, 2015.

Notary Public
My Commission Expires: 3-6-18
(SEAL)

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Genevieve Jewell, 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 AMY JEWELL, and who acknowledged he/she/they executed the same as the free act and deed of the said AMY JEWELL.

Witness my hand and official seal, this the 26th of October, 2015.

Notary Public
My Commission Expires: 3-6-18
(SEAL)

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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