WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150108387 DEEDWARR
Recvd: 12/23/15 09:43 2 pgs
Fees:13.00 Taxes:1369.00
20151223-0129088

R-VRES-15-1205-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $370,000.00.

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 8/20/19 (AFFIX SEAL)

NATHAN KEITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 08-20-2019

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)
John Connolly and Anne Marie Connolly	new owner	
(NAME)	(NAME)	**118-01-0L-011.00-CO**
301 Tempest Drive		
(ADDRESS)	(ADDRESS)	
Peachtree City, GA 30269		
(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 consideration, the receipt of which is hereby acknowledged, **MARTHA M. UPCHURCH, TRUSTEE OF THE MARTHA MEYER SPESSARD REVOCABLE TRUST DATED JANUARY 24, 2013,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **JOHN CONNOLLY AND ANNE MARIE CONNOLLY, 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. 204, Paris Building a condominium, as shown on Exhibit B to Declaration of Paris Building, a condominium, of record in Instrument No. 20091007-0093331, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said unit.

Being the same property conveyed to Martha Meyer Spessard, Trustee of The Martha Meyer Spessard Revocable Trust dated January 24, 2013 by Quitclaim deed from Studio Dakini, LLC F/K/A Pont Neuf, LLC of record in Instrument No. 20130909-0095066 Register's Office for Davidson County, Tennessee, dated September 03, 2013 and recorded on September 09, 2013.

This conveyance is subject to:
- Covenants, Conditions and Restrictions of record in Instrument Number 20091006-0093140, Register's Office for Davidson County, Tennessee.
- Master Deed establishing a Horizontal Property Regime of Paris Building of record in Instrument Number 20091007-0093331, Register's Office for Davidson County, Tennessee.
- Charter of Homeowner's Association of record in Instrument Number 20091007-0093509 and 20091008-0093706, in the Register's Office for Davidson County, Tennessee.
- Easement for Sanitary Sewers and/or Storm Drainage, Water Mains and Appurtenances of record in Instrument Number 20080811-0082119, in the Register's Office for Davidson County, Tennessee.
- Easement to Comcast of record in Instrument Number 20090108-0002143, in the Register's Office for Davidson County, Tennessee.
- Inspection and Maintenance Agreement for Private Stormwater Management Facilities of record in Instrument Number 20080811-0082116, 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: **1205 Paris Avenue #204, Nashville, Tennessee 37212-5968**.

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 22nd DAY OF DECEMBER, 2015.

The Martha Meyer Spessard Revocable Trust dated January 24, 2013

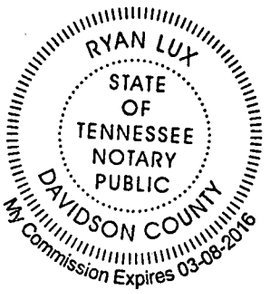
BY: _____
Martha M. Upchurch
Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Martha M. Upchurch, Trustee of Martha Meyer Spessard, Trustee of The Martha Meyer Spessard Revocable Trust dated January 24, 2013 to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 22nd day of December, 2015.

_____
Notary Public



My Commission Expires:

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