WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160001579 DEEDWARR
Recvd: 01/07/16 13:45 2 pgs
Fees:13.00 Taxes:1646.50
20160107-0001707

R-VRES-15-385-T

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $445,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF JANUARY, 2016.

Notary Public

MY COMMISSION EXPIRES: 10/18/16

(AFFIX SEAL)

DAVIDSON STATE OF TENNESSEE NOTARY PUBLIC 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)
Edward S. Devers and Stephanie D. Ferrera	New Owner	
(NAME)	(NAME)	
385 Monroe Street		**082-09-0Q-385.00-CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208		
(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 **JESSE F. ALFORD, III, UNMARRIED,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **EDWARD S. DEVERS, UNMARRIED, AND STEPHANIE D. FERRERA, UNMARRIED, AS TENANTS IN COMMON WITH THE 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:

Land in Davidson County, Tennessee, Being Unit No. 385 as set forth in the Master Deed Establishing a Horizontal Property Regime of 4th & Monroe, 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., as amended, of record in Instrument No. 20070619-0073328, amended in Instrument No. 20080122-006370, Instrument No. 20080606-0058487, Instrument No. 201006250049730, Instrument No. 20120824-0076410 and in Instrument No. 20130411-0035975, in the Register's Office for Davidson County, Tennessee; said Units being shown as part of Exhibit "E" to said Master Deed , together with all common areas, open space, roads, right of ways, rights and easements appurtenant thereto.

Being the same property conveyed to Jesse F. Alford, III, unmarried by Special Warranty deed from Nashten, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20130806-0082482 Register's Office for Davidson County, Tennessee, dated August 02, 2013 and recorded on August 06, 2013.

This conveyance is subject to:
- Taxes for the year 2016 and subsequent.
- Plan of record in Plat Book 7900, Page 323, and site plan as shown on Exhibit E of the Master Deed of record in Instrument No. 20070619-0073328 and Exhibit D to the Amended and Restated Master Deed establishing a Horizontal Property Regime of record in Instrument No. 20120824-0076410, Register's Office for Davidson County, Tennessee.
- Master Deed establishing a Horizontal Property Regime of 4th & Monroe of record in Instrument No. 20070619-0073328, as amended in Instrument No. 20080122-006370, Instrument No. 20080606-0058487, Instrument No. 201006250049730, Instrument No. 20120824-0076410, Instrument No. 20130411-0035975, Instrument No. 20130718-0074552 and Instrument No. 20150130-0009095, Register's Office for Davidson County, Tennessee.
- Transfer of Declarant's Rights of record in Instrument Number 20110128-0008010, in the Register's Office for Davidson County, Tennessee.
- Charter for Homeowners Association of record in Instrument Number 20070621-0074453, in the Register's Office for Davidson County, Tennessee.
- Grant of Easement of record in Instrument Number 20090721-0068097, in the Register's Office for Davidson County, Tennessee.
- Stormwater Detention Agreement of record in Instrument Number 20070320-0033396, in the Register's Office for Davidson County, Tennessee.
- Easement to Comcast of Nashville of record in Instrument Number 20090721-0068097, in the Register's Office for Davidson County, Tennessee.
- Restrictions for Phillips-Jackson Street Redevelopment Plan of record in Book 9783, Page 130, amended in Book 10625, page 280 and in Instrument No. 20020425-0051069, in the Register's Office for Davidson County, Tennessee.

- Memorandum of Lease dated March 12, 2003 by and between William E. Hunter and Joy L. Hunter, Landlords and C & D Safety Co., Inc., Tenant, of record in of record in Instrument Number 20030313-0034114, in the Register's Office for Davidson County, Tennessee.
- Easement for Use of Dumpster of record in Instrument Number 20130528-0053582, 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: **385 Monroe Street, Nashville, Tennessee 37208**.

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 6th DAY OF JANUARY, 2016.

Jesse F. Alford, III

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JESSE F. ALFORD, III, 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 6th of January, 2016.

Notary Public
My Commission Expires:
(SEAL)

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires August 23, 2016

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