WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160004029 DEEDWARR
Recvd: 01/15/16 13:02 2 pgs
Fees:13.00 Taxes:1594.70
20160115-0004424

R-VRES-15-3014-402-T

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $431,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF JANUARY, 2016.

Notary Public

MY COMMISSION EXPIRES: 10/18/16

(AFFIX SEAL)

DANA DELWORTH 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)
Annabaker Garber	**Same as New Owner**	
(NAME) **3014 Hedrick Street, #402**	(NAME) "	**104-2-T-402.00 CO**
(ADDRESS) **Nashville, TN 37203**	(ADDRESS) "	
(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 **KENNETH L. MARTINSON, UNMARRIED,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **ANNABAKER GARBER, UNMARRIED,** 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. 402 together with the appurtenant interest in the common elements of West End Lofts Condominiums, a Horizontal property regime established by Master Deed, appearing as Instrument No. 200007140069948, as amended by First Amendment to Master Deed and By-Laws of West End Lofts Condominiums, recorded as Instrument No. 20010524-0054282, Register's for Davidson County, Tennessee, said unit being depicted on the condominium site plan attached to the aforementioned Master Deed. Together with Parking Space Number 13 as depicted on Page 13 of Exhibit "D" to said Master Deed.

Being the same property conveyed to Kenneth L. Martinson, a single person by Warranty Deed from Steven K. Wilson and Barbara L. Wilson, Husband and Wife, recorded on the 16th day of August, 2012 in Instrument No. 20120816-0073256, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to:
- County of Davidson taxes for the year 2015 and subsequent.
- Master Deed establishing WEST END LOFTS CONDOMINIUMS of record in Instrument No. 200007140069948, as amended by instrument(s) of record in Instrument No. 200105240054282, said Register's Office.
- Charter of West End Lofts Condominium Association, Inc. as recorded at Instrument No. 200410140124080, said Register's Office.
- Matters on the Plan of record in Book 11190, Page 63, said Register's Office.
- Landscaping Contract in Instrument No. 200008020076554, said Register's Office.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **3014 Hedrick Street, #402, Nashville, Tennessee 37203**.

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 14th DAY OF JANUARY, 2016.

Kenneth L. Martinson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KENNETH L. MARTINSON, 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 14th of January, 2016.

Notary Public
My Commission Expires: _____
(SEAL)



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