THIS INSTRUMENT PREPARED BY:
DAVID A. CHILDRESS
ATTORNEY AT LAW
102 Woodmont Blvd., Suite 200
Nashville, TN 37205
(615) 386-9235

BILL GARRETT, Davidson County
Trans:T20160017634 DEEDWARR
Recvd: 03/03/16 13:06 4 pgs
Fees:23.00 Taxes:2442.00
20160303-0020499

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)
The actual consideration or value, whichever is greater, for this transfer is $660,000.00.

William B. Allen
AFFIANT

Subscribed and sworn to before me this 1st day of March, 2016.

Notary Public
My Commission Expires:
7/5/2019

DAVID A. CHILDRESS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Address New Owner(s) As Follows:	Send Tax Bills To:	Map-Parcel Numbers
William B. Allen 2041 Fransworth Drive Nashville, TN 37205	Owner	103-14-0-B-300.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged,

WILLIAM B. ALLEN, CHARLES C. ALLEN and JUDITH NICOLE ALLEN, CO-TRUSTEES OF THE MASSMARK COMPANIES, INC. DEFINED BENEFIT PLAN, AS CO-TRUSTEES

(herein referred to as "Grantors"), have bargained and sold, and by these presents do hereby transfer and convey unto

WILLIAM B. ALLEN, married

(herein referred to as "Grantee"), Grantee's heirs and assigns, a certain tract or parcel of land located in **Davidson** County, Tennessee, described as follows, to-wit:

A certain condominium located in Davidson County, Tennessee, being Unit No 300 of 85 White Bridge Road 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 85 White Bridge Road Condominiums of record in Instrument No. 20070309-0029624 as amended in Instrument No. 20080627-0066504 and Instrument No. 20110921-0073088, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements

thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through or upon the land embracing the regime and buildings thereof; said Unit being depicted in said Master Deed, and Amendments.

Together with an undivided percentage interest in the Common Elements belonging to and appertaining to said Units as defined and set forth in said Master Deed and including voting percentage set forth therein.

And together with the Limited Common Elements serving exclusively said Unit as an inseparable appurtenance thereto as defined and set forth in said Master Deed.

Being the same property conveyed to **WILLIAM B. ALLEN, CO-TRUSTEE OF THE MASSMARK COMPANIES, INC. DEFINED BENEFIT PLAN, AS TRUSTEE,** by deed from **FRANKLIN C GATLIN, III TRUSTEE OF THE FRANKLIN C GATLIN III TRUST DATED DECEMBER 16, 2003, AS TRUSTEE,** dated October 4, 2012, of record in Instrument No, 20121108-0103071, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to all easements, restrictive covenants and conditions, and other matter of record, and the following exceptions:

1. General or special taxes and assessments required to be paid for the year 2016 (which have been prorated and assumed by Grantee) and subsequent years.

2. Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in the Master Deed For 85 White Bridge Road Condominiums and By-Laws of record in Instrument No. 20070309-0029624 as amended in Instrument No. 20080627-0066504 and 20110921-0073088, said Register's Office.

3. All matters shown on the Plan of record as set out on Schedule 1 to the Second Amendment to the Master Deed, of record in Instrument No. 20110921-0073088, said Register's Office.

4. Charter of 85 White Bridge Road Condominium Association, Inc., of record in Instrument No. 20071206-0141420, said Register's Office.

5. Restrictive Covenants regarding building setback lines, of record in Book 2750, Page 521, and Book 3908, Page 187, said Register's Office.

6. Agreement regarding building setback lines, of record in Book 4085, Page 118, said Register's Office.

7. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage, of record in Book 4030, Page 914, said Register's Office.

8. All matters shown on the Boundary Plats, of record in Book 2663, Page 50 and Instrument No. 20020426-0051665, said Register's Office.

9. Stormwater Detention Agreement, of record in Instrument No. 20050505-0050747, said Register's Office.

10. Agreement regarding the ingress, egress, and parking rights, of record in Instrument No. 20061011-0126297, said Register's Office.

BEING improved property, known as 85 White Bridge Road #300, Nashville, Tennessee 37205.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the GRANTEE, GRANTEE'S heirs and assigns, forever; and GRANTORS do covenant with the said GRANTEE that GRANTORS 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 forth. GRANTORS do further covenant and bind themselves, their successors and/or assigns, to warrant and forever defend the title to said land to the said GRANTEE, his heirs and/or assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors, being all the trustees of the MassMark Companies, Inc. Defined Benefit Plan, have executed this instrument this 17th day of March, 2016.

William B. Allen

WILLIAM B. ALLEN, CO-TRUSTEE

Charles C Allen

CHARLES C. ALLEN, CO-TRUSTEE

Judith Nicole Allen

JUDITH NICOLE ALLEN, CO-TRUSTEE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named bargainor, **William B. Allen, Co-Trustee of the Massmark Companies, Inc. Defined Benefit Pension Plan,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument as trustee for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 1st day of March, 2016.

Notary Public

My Commission Expires: 7/8/2019

DAVID A. CHILDRESS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named bargainor, **Charles C. Allen, Co-Trustee of the Massmark Companies, Inc. Defined Benefit Pension Plan,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument as trustee for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 1st day of March, 2016.

Notary Public

My Commission Expires: 7/8/2019

DAVID A. CHILDRESS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named bargainor, **Judith Nicole Allen, Co-Trustee of the Massmark Companies, Inc. Defined Benefit Pension Plan,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument as trustee for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 1st day of March, 2016.

Notary Public

My Commission Expires: 7/8/2019

DAVID A. CHILDRESS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY