WARRANTY DEED

This instrument prepared by:
Christopher J. Thornton, P.C.
1661 Aaron Brenner Drive #301
Memphis, TN 38120
901-758-2580
Cartus File #2645583

Return to:

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual consideration or value for this transfer, whichever is greater, is $182,500.00.

Affiant

Subscribed and sworn to me, this the 26th day of February, 2016.

Notary Public

My commission expires: 3-8-16

JONATHAN TRISTON JACOBS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON CO.

Property Address:	Property owner and mail tax bills to:	Parcel ID:
Julie Crider 234 Summit Ridge Drive NASHVILLE, TN 37216	← Same	Map 131 05 0 B Parcel 234.00C0

THIS INDENTURE is made effective the 26th day of February, 2016, by **Marcus A. Loupe**, unmarried, First Party, for the purpose of conveying the premises described herein to Julie Crider, an unmarried woman, Second Parties. Whenever in this instrument a pronoun is used, it shall be construed to represent either singular or plural, as the case may demand.

WITNESSETH:

That said First Party, for and in consideration of the sum of One and No/100 DOLLARS ($1.00) and other good and valuable consideration to them in hand paid by Second Parties, the receipt of which is hereby acknowledged, have granted, bargained, sold and conveyed, and to hereby grant, bargain sell and convey unto the said Second Parties the following described premises, to-wit:

Land in Davidson County, Tennessee, being Unit No. 234, together with the appurtenant interest in the common elements of Four Seasons Condominiums, a Horizontal Property Regime, established by Master Deed and By-Laws, of record in Book 6841, Page 349, amended in Book 6847, Page 122, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit "D" to the aforementioned Master Deed and being located upon Tract No. 1 on the Plan of Clark Gower Property of record in Plat Book 5050, Page 30, Register's Office for Davidson County, Tennessee, to which Plan reference is made for a more complete and accurate description thereof.

Being the same property conveyed to Marcus A. Loupe, unmarried, by Warranty Deed from David Shyh-Wei Chi and wife, Sue Yue Chi, dated November 15, 2013 of record in Instrument No. 20131119-0119405, Register's Office for Davidson County, Tennessee.

The said party of the first part does hereby covenant with the said party of the second part that they are lawfully seized in fee of the aforedescribed real estate; they have a good right to sell and convey the same; that the same is unencumbered, EXCEPT:

Subdivision restrictions, building lines, easements and other matters of record including, without limitation, which shows an Owner's Certificate, certain notes, easements and setback lines; Charter of Four Seasons Condominiums Homeowner's Association, Inc. of record in Book 6855, Page 917 and in Book 8176, Page 697; Restrictions, dedications, conditions, reservations, easements and other matters shown on the Exhibit "D" of record in Book 6841, Page 349; Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference in to the Master Deed establishing Four Seasons Condominium of record in Book 6841, Page 349 as amended in Book 6847, Page 122; Easement for Electric Utilities of record in Instrument No. 20010912-0099679; Easement for Ingress/Egress of record in Book 6869, Page 157, Book 6869, Page 162, Book 6870, Page 966 and in Book 7776, Page 899; Easement for Right of Way/Construction/Maintenance of record in Instrument No. 20120521-0043888; Easement for Public Utilities of record in Book 5158, Page 851; Conveyance to Metropolitan Government for Water/Sewerage Services of record in Book 5271, Page 430; all in the Register's Office for Davidson County, Tennessee.

and that the title and quiet possession thereto they will warrant and forever defend against the lawful claims of all persons.

[CONTINUED ON FOLLOWING PAGE]

BILL GARRETT, Davidson County
Trans:T20160019446 DEEDWARR
Recvd: 03/09/16 14:26 2 pgs
Fees:13.00 Taxes:675.25
20160309-0022715

THIS conveyance is made subject to applicable restrictions, building setback lines, all existing easements, and to all conditions as shown of Public Record.

With the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein. **TO HAVE AND TO HOLD THE** said premises to the said Second Parties, their heirs and assigns forever.

And said First Party, for him/her/themself and for their heirs, executors and administrators do hereby covenant with Second Parties, their heirs, and assigns, that they are lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances except taxes for the year 2015, which are to be prorated between the parties as of the date of closing, the payment of which is assumed by the Second Parties; and that they will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomever.

IN WITNESS WHEREOF, *the said First Party have hereunder set their hand and seal effective the day and year first above written.*

Marcus A. Loupe

Marcus A. Loupe

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, **Marcus A. Loupe**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS MY HAND AND SEAL AT OFFICE, in Davidson County, this the 19th day of November, 2015

L. Lynann Freshour

NOTARY PUBLIC

My Commission Expires:
10/18/16

L. LYNANN FRESHOUR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

This deed is prepared with information provided by Steltemeier & Westbrook, PLLC. Preparer makes no representation with regard to the title.