BILL GARRETT, Davidson County
Trans:T20160023295 DEEDWARR
Recvd: 03/22/16 12:58 2 pgs
Fees:13.00 Taxes:980.13
20160322-0027112

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $264,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF March, 2016.

Notary Public
MY COMMISSION EXPIRES: 3-20-18
File No. G16-3977D

TAMMY MORRIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Michael C. Gay, married (NAME)	PrimeLending, a Plains Capital Company (NAME)	93-52-B-85 CO
700 Church Street #1205 (STREET ADDRESS)	18111 Preston Road Suite 900 (STREET ADDRESS)	
Nashville, TN 37203 (CITY) (STATE) (ZIP)	Dallas, TX 75252 (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBYACKNOWLEDGED, WE, **David H. Ware and Cathy L. Ware, husband and wife**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Michael C. Gay and Andrea Nelson Gay, husband and wife**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

A certain condominium apartment known as Unit No. 1205 the Horizontal Property Regime of Bennie Dillon, Condominium pursuant to Master Deed of record in Instrument # 20051215-0150617, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to David H. Ware and Cathy L. Ware from Bennie-Dillon Development Company, LLC, a Tennessee limited liability company, by Warranty Deed dated April 21, 2006, as Instrument No. 20060426-0047719, in the Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. Restrictions as recorded in Book 9208, page 613, Register's Office for Davidson County, Tennessee.
2. This is a Condominium Unit, and pursuant to the Master Deed and Bylaws, is subject to Homeowner's dues and liens for assessment thereof.
3. The premises herein is a condominium apartment established pursuant to the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; also subject to 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 building thereon; and also including without limitations all conditions, covenants, restrictions, reservations, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Bennie Dillon and recorded in Instrument # 20051215-0150617; 20051215-0150619; 20060801-0093636; 20110513-0036910; 20110725-0056667; ~~20150927-~~ 20120927-0087986; and in 20121217-0116226, Register's Office for Davidson County, Tennessee.

4. Lease for parking as recorded in Book ~~1101~~ 11011 page 123, Assignment of Lean in Book 11011, Page 128 and Assignment and Assumption of Lease in Book 11477, Page 85, Register's Office for Davidson County, Tennessee.
5. Charter of Homeowner's Association of record in Instrument # 20051215-0150618, Register's Office for Davidson County, Tennessee.
6. Easement as recorded in Instrument # 20120607-0050013, Register's Office for Davidson County, Tennessee.
7. Easement to Comcast as recorded in Instrument # 20130726-0077473, Register's Office for Davidson County, Tennessee.

The 2015 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 700 Church Street #1205, Nashville, TN 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 GRANTEES, their heirs and assigns, forever, and we do covenant with the said GRANTEES 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever 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 ~~18~~17th day of March, 2016.

David H. Ware — March ~~18~~17, 2016 Date

Cathy L. Ware — March ~~18~~17, 2016 Date

STATE OF California

COUNTY OF Orange }

SERGIO MOYA
COMMISSION #2136713
Notary Public - California
ORANGE COUNTY
My Commission Expires
JANUARY 27, 2020

Personally appeared before me, the undersigned , a Notary Public in and for said County and State, the within named David H. Ware and Cathy L. Ware, husband and wife, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 18th day of March, 2016.

My Commission Expires: 01/27/20

Notary Public

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066