BILL GARRETT, Davidson County
Trans:T20160023440 DEEDWARR
Recvd: 03/22/16 15:39 2 pgs
Fees:13.00 Taxes:4440.00
20160322-0027268

OLLIE MAI PARSLEY NOTARY PUBLIC STATE OF TENNESSEE MY COMMISSION EXPIRES 3-6-2018

STATE OF TENNESSEE 2001
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,200,000.00

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

Notary Public Ollie Mai Parsley
MY COMMISSION EXPIRES: 3/6/2018

THIS INSTRUMENT WAS PREPARED BY
J. Blake Freeman, Attorney at Law, 323 Emery Drive, Nashville, TN 37214-3113

NAME	ADDRESS
Address New Owner(s) as Follows: John Angelo Megale	Send Tax Bills To:
(Name) 207 3rd Avenue, North, #601	(Name) new owner
(Street Address or Route Number) Nashville, TN 37201	(Street Address)
(City) (State) (Zip)	(City) (State) (Zip)

Map-Parcel Number(s): 093023D00900CO

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 HEREBY ACKNOWLEDGED, I/WE, Bradley D. Bush and wife, Shana K. Bush HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO John Angelo Megale 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:

Situate in the Nineteenth (19th) Civil District of Davidson County, Tennessee, and being more particularly described as follows:

Unit 601 in a Horizontal Property Regime as shown on the Condominium Site Plan of 207 Third Avenue North Condominium, as shown on Exhibit "B" of the Master Deed for The Phoenix Loft, of record in Instrument No. 20040701-0078141, as amended and restated in Instrument No. 20040907-0107157 and Instrument No. 20051019-0125906, in the Davidson County, Tennessee, Register of Deeds office, to which reference is hereby made for a more complete description of said Unit.

TOGETHER with each and all of the rights, privileges and appurtenances thereunto belonging as set forth in the Master Deed, Plan and Administrative By-Laws, including without limitation such Unit's undivided percentage interest in the land and general common elements.

As permitted under Paragraph 5(c) of the Amended and Restated Master Deed for the Phoenix Loft of record in Instrument No. 20051019-0125906 in the Davidson County, Tennessee, Register of Deeds office, there is ALSO CONVEYED HEREWITH, as an appurtenaance to Unit 601, the exclusive use of that portion of the roof area which is currently clear of improvements and fixtures being at least 2,000 square feet comprised of areas approximately 35 feet wide on each end of the building, subject only to easements for utilities, etc. as set forth in said amended and restated master deed. Said exclusive use appurtenances will transfer along with the Unit to Grantee's heirs, successors and assigns.
*

THIS conveyance is subject to the following: 2016 Property tax, which have been prorated, and payment thereof by acceptance of this conveyance, is expressly assumed by Grantor; Master Deed and By-Laws of record in Instrument No. 20040701-0078141 as amended in Instrument Nos. 20050907-0107159; 20051019-0125906; 20120515-0041818 and 20120523-0044645; Articles of Incorporation/Charter of record in Instrument Nos. 20030407-0046048, 20030407-0046049 and 20101206-0097021; Easement for Party Walls of record in Book 9999, page 483, Register's Office for Davidson County, Tennessee.

This is improved property known as 207 3rd Avenue North, #601, Nashville, TN 37201.

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, their heirs and assigns, forever; and we do

covenant with the said GRANTEE 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, 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 his/her/their hand(s) this 18th day of March, 2016.

Seller

Bradley D. Bush

Shana K. Bush

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, Ollie Mai Parsley, a Notary Public within and for the State and County aforesaid, the within named Bradley D. Bush and wife, Shana K. Bush, 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 at Nashville, Tennessee, this 18th day of March, 2016.

My commission expires 3/ 6/2018.

Notary Public: Ollie Mai Parsley

OLLIE MAI PARSLEY NOTARY PUBLIC STATE OF TENNESSEE MY COMMISSION EXPIRES 3-6-2018

*BEING the same property conveyed to Bradley D. Bush and wife, Shana K. Bush by Warranty Deed from Randal Higgs aka Randall Higgs and aka Randy Higgs, dated May 27, 2011, and filed in Instrument NO. 20110603-0042751, said Register's Office.