Davidson County	DEEDWARR
Recvd: 05/12/16 08:55	4 pgs
Fees:23.00 Taxes:2264.40	
20160512-0047170	

#32981

THIS INSTRUMENT PREPARED BY:	STATE OF TENNESSEE, COUNTY OF DAVIDSON:
Mudter & Patterson **An Association of Attorneys** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **FTEC File No. 32981-04-2016**	The actual consideration or value, whichever is greater, for this transfer is: $612,000.00 Affiant Subscribed and sworn to before me this 10th day of May, 2016. Notary Public My Commission Expires:
Record & Return To: **First Title & Escrow Company, Inc.** **3811 Bedford Ave, Suite 205** **Nashville, TN 37215**	

STACY L. THOMAS NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON MY COMMISSION EXPIRES OCTOBER 7, 2019

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
James Allen Overby II, Melanie Overby 205 31st Avenue North #209 Nashville, TN 37203	New owner	Map and Parcel No.: 104 02 0 C 209 00CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Clayton, LLC, a Tennessee limited liability company**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **James Allen Overby II and Melanie Overby, husband and wife** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 205 31st Avenue North #209, Nashville, TN 37203

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Pursuant to terms of Paragraph 8 of the Master Deed, Grantor hereby assigns to Grantee its limited common element interest in Parking Space #42 and Parking Space #34.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 10th day of May, 2016.

Clayton, LLC
A Tennessee limited liability company

BY: Midtown Lofts, LLC
A Tennessee limited liability company
Its Sole Member

By: _____
Lynn S. Ellsworth, President

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

BEFORE ME, a Notary Public of the State and County aforementioned, personally appeared Lynn S. Ellsworth, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the President of Midtown Lofts, LLC, a Tennessee limited liability company, the Sole Member of Clayton, LLC, a Tennessee limited liability company, and as such President, executed the foregoing instrument for the purpose therein contained, or and acknowledged the instrument to be the free act and deed of Midtown Lofts, LLC, a Tennessee limited liability company, the Sole Member of Clayton, LLC, a Tennessee limited liability company

Witness my hand, at office, this 10th day of May, 2016.

_____
Notary Public

My Commission Expires:

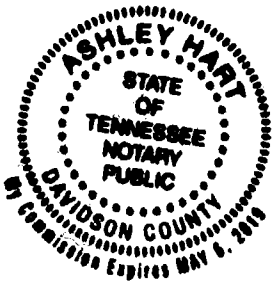


EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 209, together with the related appurtenant interests in the common elements of Midtown Lofts Condominiums, a horizontal property regime established by Master Deed, of record in Instrument No. 20050630-0075478, amended in Instrument No. 20060921-0117372, Instrument No. 20061016-0128233, Instrument No. 20070124-0009913, and Instrument No. 20070928-0115604, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plat attached as Exhibit "D" to the aforementioned Master Deed.

Being part of the same property conveyed to Clayton, LLC, a Tennessee limited liability company by Quticlaim Deed dated May 1, 2014 from Midtown Lofts, LLC, a Tennessee limited liability company of record in Instrument No. 20140501-0036851, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2016, which have been prorated and assumed by Grantee. Map and Parcel No. 104 02 0 C 209 00CO.
2. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed (and By-Laws) for Midtown Lofts Condominiums, of record in Instrument No. 20050630-0075478, amended in Instrument No. 20060921-0117372, Instrument No. 20061016-0128233, Instrument No. 20070124-0009913, and Instrument No. 20070928-0115604, Register's Office for Davidson County, Tennessee.
3. All matters appearing on the Plan of record as Instrument No. 20050616-0069146, Register's Office for Davidson County, Tennessee.

True Copy Certification

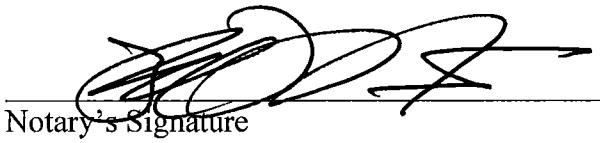
I, KELLY E. COX, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.



KELLY E. COX

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, GERALD G. PATTERSON, a notary public for this county and state, KELLY E. COX, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



Notary's Signature
My Commission Expires: _____
Notary Seal:

