File No.: 16045031

WARRANTY DEED

ANGELA HOWARD NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $215,000.00

George R Nichols
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th day of May, 2016.

Notary Public

MY COMMISSION EXPIRES: 01/11/18
(AFFIX SEAL)

BILL GARRETT, Davidson County
Trans:T20160041745 DEEDWARR
Recvd: 05/18/16 12:51 2 pgs
Fees:13.00 Taxes:795.50
20160518-0049660

THIS INSTRUMENT WAS PREPARED BY
J.D. Kious, Attorney
Lawyers Land & Title Services, LLC
500 North Walnut Street
Murfreesboro, TN 37130

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
George R. Nichols	Sun Trust Mortgage, Inc	082 12 0A 210.00
(NAME) 926 Woodland St., 210	(NAME) 1001 Semmes Ave., RVW3093	
(ADDRESS) Nashville, TN 37206	(ADDRESS) Richmond, VA 23224	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Benjamin Crist**, hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto **George R. Nichols and Judy T. Nichols, 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 located in Davidson County, Tennessee, being Unit No. 210 of East End Lofts Condominium 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 under Master Deed Establishing East End Lofts Condominium of record in Instrument 20060803-0094710, as amended by First Amendment to Master Deed Establishing East End Lofts Condominium of record in Instrument 20061018-0129171 in the Register's Office for Davidson County, TN, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights and interests 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 on Exhibit "D" to said Master Deed and First Amendment to Master Deed; together with a percentage interest in the common elements and voting percentage set forth in Exhibit "E" to said Master Deed, as amended.

Being the same property conveyed to Benjamin Crist and Lauren Kavulich, a married couple, by Warranty Deed dated 04/22/2008 and filed for record on 04/23/2008 in Instrument 20080423-0041559, of the Register's Office of Davidson County, Tennessee. Subject property was further conveyed to Benjamin Crist by Quitclaim Deed of record in Instrument 20100224-0014195, said Register's Office.

This conveyance is subject to All matters as set forth per Plat of record in Instrument 20060215-0018298; Master Deed of record in Instrument 20060803-0094710, as amended in Instrument 20061018-0129171; HOA Charter of record in Instrument 20060803-0094709; Stormwater Detention Agreement of record in Instrument 20050926-0115146; Agreement for Dedication of Easements to Sanitary Sewers and/or Storm Drainage, Water Mains, Pump and Appurtenances of record in Instrument 20050926-0115148; all of said Register's Office.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is improved property known as: 926 Woodland St., 210, Nashville, TN 37206

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 I do covenant with the said GRANTEES that I 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 I 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. 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 my hand this 16th day of May, 2016.

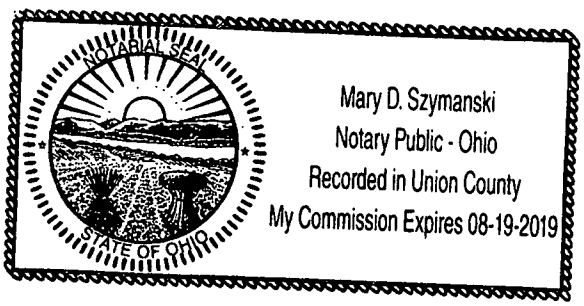
Benjamin Crist

State of OHIO
County of FRANKLIN

Personally appeared before me Benjamin Crist with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 16th day of May, 2016.

Notary Public MARY D. SZYMANSKI
My Commission Expires: 8/19/2019



RETURN TO:
Lawyers Land & Title Services, LLC
500 North Walnut Street
Murfreesboro, TN 37130
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