WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $184,855.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF MAY, 2016.

Notary Public

MY COMMISSION EXPIRES: 3/6/18
(AFFIX SEAL)

LAURA MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

J-PJ-16-308

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Anne Marie Starr and Marc Starr	**Lolita Hamilton**	
(NAME) **145 East 84th Street APT PHAB**	(NAME) **4535 Harding Pike, Suite 309**	**104-06-0A-020.00-CO**
(ADDRESS) **New York City, NY 10028**	(ADDRESS) **Nashville, TN 37205**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **ELLEN ESPY BLOCKER, TRUSTEE OF THE REVOCABLE TRUST OF ELLEN ESPY BLOCKER, DATED SEPTEMBER 10, 2005,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ANNE MARIE STARR AND HUSBAND, MARC STARR,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 308 on the Plan of Continental Condominiums, of record in Book 5200, Page(s) 399 through 401, inclusive, said Register's Office, as amended in Book 6135, Page 788, and Book 6435, Page 549, said Register's Office, to which reference is made for a more complete description.

Being the same property conveyed to Ellen Espy Blocker, trustee of the Revocable Trust of Ellen Espy Blocker, Dated September 10, 2005 by Quitclaim deed from Kent R. Blocker and Ellen E. Blocker of record in Instrument No. 20091215-0114302 Register's Office for Davidson County, Tennessee, dated July 24, 2008 and recorded on December 15, 2009. (Value of consideration shown in aforementioned deed $0.00.)

This conveyance is subject to:
- Taxes for the year 2016.
- All matters shown on the Plan of record in Plat Book 5200, Page 399.
- Master Deed establishing a Horizontal Property Regime of Continental Condominiums of record in Book 5862, Page 589, amended in Book 6135, Page 788, Book 6435, Page 549 and Book 7475, Page 137.
- By-Laws for Continental Homeowners' Association of record in Book 5862, Page 626.
- Charter for Continental Homeowners' Association of record in Book 5864, Page 834.
- Resolution of record in Book 7461, Page 217 and Instrument No. 20051024-0128399.
- Permanent overhang easement for the construction and maintenance of an Electrical power transmission line of record in Book 4825, Page 592.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **3415 West End Avenue #308, Nashville, Tennessee 37203-1040**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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(S), 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.

BILL GARRETT, Davidson County
Trans:T20160043918 DEEDWARR
Recvd: 05/25/16 10:31 2 pgs
Fees:13.00 Taxes:683.96
20160525-0052477

Witness my/our hand(s) this the 20th DAY OF MAY, 2016.

Ellen Espy Blocker, Trustee of the Revocable Trust of Ellen Espy Blocker, Dated September 10, 2005

BY: Ellen Espy Blocker
Ellen Espy Blocker, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Ellen Espy Blocker, Trustee of Ellen Espy Blocker, Trustee of the Revocable Trust of Ellen Espy Blocker, Dated September 10, 2005 to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the ____ day of May, 2016.

Notary Public

My Commission Expires: 6/20/19

NATHAN KEITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212