WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160053499 DEEDWARR
Recvd: 06/23/16 09:55 2 pgs
Fees:13.00 Taxes:1036.00

20160623-0063986

Y-VRES-16-320-112-T

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $280,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF JUNE, 2016.

Notary Public

MY COMMISSION EXPIRES: 10/18/16 (AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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)
Jay Michael Faris	new owner	
(NAME)	(NAME)	**093-13-0B-112.00-CO**
245 N. Main St., Ste. 4		
(ADDRESS)	(ADDRESS)	
Clinton, TN 37716		
(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, **BRADLEY ALLEN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **FIRST AMERICAN TRUST COMPANY, OF KNOXVILLE TENNESSEE, AS TRUSTEE OF THE JAY MICHAEL FARRIS IRREVOCABLE TRUST, DATED DECEMBER 30, 1992.,** 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 being Unit No. 112 of Velocity Residential Condominium (the "Unit") and as established by the Master Deed Establishing Velocity Residential Condominium of record as Instrument No. 20081230-0123572, as amended by First Amendment to Master Deed establishing Velocity Residential Condominium, of record as Instrument No. 20090710-0064468 in the Register's Office for Davidson County, Tennessee. The Velocity Residential Condominium constitutes the Residential Unit in the Velocity Master Condominium, as established by the Master Deed Establishing Velocity Master Condominium, of record as Instrument No. 20081230-0123571, said Register's Office. The Velocity Master Condominium constitutes Unit No. 3 of the Gulch Land Condominium, as established by the Master Deed Establishing Gulch Land Condominium, of record as Instrument No. 20071018-0123668, said Register's Office. Also conveyed herewith is the undivided percentage interest in the Common Elements appurtenant to the Unit as set forth in Exhibit E of the Master Deed Establishing Velocity Residential Condominium. Reference is hereby made to the plat of Velocity Residential Condominium of record as Exhibit D to the Master Deed Establishing Velocity Residential Condominium, for a more complete identification and description of such Unit.

Being the same property conveyed to Bradley Allen by Warranty deed from Bettie Copeland of record in Instrument No. 20140113-0003117 Register's Office for Davidson County, Tennessee, dated January 10, 2014 and recorded on January 13, 2014.

Grantor's spouse joins in the execution of this Deed to convey any and all interest, marital or otherwise, that she may have in said property.

This conveyance is subject to:
- Taxes for the year 2016.
- All matters shown on the Plan of record in Plat Book 9700, Page 763.
- Master Deed establishing a Horizontal Property Regime of Velocity Residential Condominium of record in Instrument Number 20081230-0123572, as amended in Instrument No. 20090710-0064468, Instrument No. 20110620-0047267, 20111013-0079884, 20111104-0086599, 201212270119652, 20131220-0128872 and 20160516-0048794.
- Charter of Velocity Residential Condominium Association, Inc. of record in Instrument Number 20090105-0000759.
- Master Deed establishing Velocity Master Condominium of record in Instrument Number 20081230-0123571, as amended in Instrument No. 20110620-0047266 and Instrument No. 20140616-0052319.
- Charter of Velocity Master Condominium Association, Inc. of record in Instrument Number 20090105-0000758.
- Master Deed establishing Gulch Land Condominium of record in Instrument Number 20071018-0123668, as amended in Instrument No. 20131115-0118469 and Instrument No. 20111109-0087667.

- Charter of Gulch Land Condominium Association, Inc. of record in Instrument Number 20071018-0123669.
- Air Rights, Easement and Restrictions contained in Deed of record in Instrument Number 0070308-0028456.
- Inspection and Maintenance Agreement for Private Stormwater Management Facilities of record in Instrument Number 20071029-0127319.
- Restrictions, Easements and Agreements of record in Book 11621, Page 110 and Instrument No. 20050401-0035633.
- Restrictive Covenants for the Arts Center Redevelopment Plan of record in Book 10965, Page 404, as amended in Book 11625, Page 252 and Instrument No. 20020715-0084598.
- Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage, Water Mains, Pumps and Appurtenances of record in Instrument Number 20071018-0123758.
- Agreement for Dedication of Easement for Maintenance and Repair of Storm Drainage Facilities and Appurtenances of record in Instrument Number 20071108-0131651.
- Grant of Easement to Comcast of Nashville I, LLC of record in Instrument Number 20090615-0055406.
- Agreement for Dedication of Easement for Electric Transformers to Nashville Electric Service (NES) of record in Instrument Number 20120803-0069151.
- Agreement for Dedication of Easement for Public Utilities, Drainage and Access to Metropolitan Government of Nashville and Davidson County of record in Instrument Number 20120829-0077896.
- Temporary Construction Easement of record in Instrument Number 20040105-0001341.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **320 11th Avenue South #112, Nashville, Tennessee 37203-4060**.

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.

Witness my/our hand(s) this the 17th DAY OF JUNE, 2016.

Bradley Allen by Sonya Tate, attorney-in-fact

Elizabeth Allen by Sonya Tate, attorney-in-fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Sonya Tate, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of BRADLEY ALLEN AND ELIZABEH TATE, and who acknowledged he/she/they executed the same as the free act and deed of the said BRADLEY ALLEN AND ELIZABETH TATE.

Witness my hand and official seal, this the 17th of June, 2016.

Notary Public
My Commission Expires: 1/6/2020
(SEAL)

CHARLES SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 01-06-2020

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