PREPARED BY (AND RETURN TO):

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Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

BILL GARRETT, Davidson County
Trans:T20160055560 DEEDWARR
Recvd: 06/29/16 14:22 2 pgs
Fees:13.00 Taxes:1073.00
20160629-0066513

W & I Ref: (DM) Title No.: 58393
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Hilary Travers Paul Travers 2201 8th Avenue South #303 Nashville, TN 37204	SWBC Mortgage Corporation 9311 San Pedro Suite 100 San Antonio, TX 78216

TAX MAP PARCEL NUMBERS: 105140D30300CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$290,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Ronald D. Richards, Jr., married,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Hilary Travers and Paul Travers, as joint tenants with right of survivorship,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

A Condominium Apartment in Davidson County, Tennessee, being Unit No. 303 of The Lofts on Eighth, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on Exhibit "E" to the Master Deed of record in Instrument No. 20061116-0142670, Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

Being the same property conveyed to Ronald d. Richards, Jr., an unmarried man by Warranty Deed from Emily Wesolowski, FKA Emily Fagan, a married woman, dated October 4, 2013 and recorded on October 14, 2013 of record in Instrument No. 20131014-0107181, Register's Office for Davidson County, Tennessee.

Chelsey Cothran Richards, spouse of Ronald D. Richards, Jr., joins in this conveyance solely to convey any and all marital interest she may have in subject property.

Description Reference: Described from information contained in recorded condominium documents.

This conveyance is subject to: Taxes for 2016, and subsequent years; The Plan, with Owner's Certificate, of record shown on Exhibit "E" to the Master Deed in Instrument No. 20061116-0142670, said Register's Office, which Plan shows minimum building set back lines and easements and to which Plan reference is hereby made for a more complete description. Subject to Urban Zoning Overlay of record as Metro Ordinance No. BL-2000-364, made applicable by Ordinance No. BL-2000-476, of record in the Metropolitan Clerk's Office for Davidson County, Tennessee. Easement for sanitary sewers and/or storm drainage water mains, pumps and appurtenances to the Metropolitan Government of Nashville Davidson County, in Instrument No. 20070305-0026833, said Register's Office. The provisions of the condominium Master Deed of record in Instrument No. 20061116-0142670, amended in Instrument No. 20071227-0148044, said Register's Office, which submits said property to a Horizontal Property Regime pursuant to the provisions of the Tennessee Horizontal Property Act and sets forth restrictions, assessment, liens and other matters.

This is improved property, known as 2201 8th Avenue South, # 303, Nashville, TN 37204

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 24th day of June, 2016.

Ronald D. Richards, Jr.

Chelsey Cothran Richards

State of Tennessee

County of Davidson

On this 24th day of June, 2016, before me the undersigned authority, personally appeared Ronald D. Richards, Jr. and Chelsey Cothran Richards, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

CHRISTY W. IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-8-2019

Notary

My Commission Expires:

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consider or value, whichever is greater, for this transfer is: $290,000.00.

Affiant

Sworn and subscribed before me this 24th day of June, 2016

Notary

My Commission Expires:

DEBBIE MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES OCTOBER 13, 2018