BILL GARRETT, Davidson County
Trans:T20160057890 DEEDWARR
Recvd: 07/07/16 11:55 2 pgs
Fees:13.00 Taxes:989.75
20160707-0069592

Prepared by:
Tennessee Title & Escrow Affiliates, LLC
7105 Crossroads Blvd., Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $267,500.00

Affiant

Subscribed and sworn to before me, this 30th day of June, 2016.

Notary Public
My commission expires: 9-19-18

ANNETTE BELYEA STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

Address of New Owner:	Send Tax Bills to:	Tax Information
Tanya M. Fitzgerald 800 Woodland Street Unit #305 Nashville, TN 37206-3762	New Owner	082-16-0E-026.00-CO

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Marc R. Minish, unmarried,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Tanya M. Fitzgerald and Jeffrey A. Rice,** hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. 305 together with parking space #9, and the appurtenant interest in the common elements of City View Lofts Condominiums, a Horizontal Property Regime established by Master Deed, recorded as Instrument No. 20020905-0107488, Register's Office for Davidson County, Tennessee as amended by First Amendment to Master Deed for City View Lofts Condominiums recorded as Instrument No. 20030826-0123605, said Unit being depicted on the Condominium Site Plan attached as Exhibit D to the aforementioned Master Deed and being located upon Lot No. 1 on the Plan of City View Lofts recorded as Instrument No. 20020828-0104026, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Marc R. Minish by Warranty deed from Justin B. Luffman, married of record in Instrument No. 20060912-0112582 Register's Office for Davidson County, Tennessee, dated August 30, 2006 and recorded on September 12, 2006.

This property is improved property known as **800 Woodland Street Unit #305, Nashville, TN, 37206-3762.**

This conveyance is subject to the following: (1) Taxes for the year 2016, a lien not yet due and payable; (2) Subject to all matters shown on the Plan of record as Instrument Number 20020828-0104026; (3) The premises herein insured is a condominium apartment 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 is subject to the provisions and requirements thereof and is subject to the By-Laws for the administration thereof; also subject to the easements, rights and interest 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 thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of City View Lofts Condominiums of record in Instrument Number 200209050107488, Instrument No. 20030826-0123605 and Instrument No. 20110321-0021996; (4) Charter of HOA of record in Instrument Number 20041014-0124079; (5) Charter of City View Lofts LLC Homeowners Association of record in Book 2480, Page 90;

(6) Restrictive Covenants of record in Instrument Number 20010529-0055279, Instrument No. 20010529-0055280 and Instrument No. 20020905-0107487; (7) Approval of development plan of record in Instrument Number 20030826-0123606; in the Register's Office for Davidson County, Tennessee.

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. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized 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(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this the 30th day of June, 2016.

Marc R. Minish, by Triston Jacobs, his
Attorney in fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named, **Triston Jacobs**, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the foregoing instrument for the purposes therein contained as the free act and deed of the said **Marc R. Minish**, and for the purposes therein contained by virtue of Power-of-Attorney duly executed by the said **Marc R. Minish,** and appearing of record in Instrument No. 20160707-0069591 of the Register's Office of Davidson County, Tennessee.

Witness my hand and official seal at this the 30th day of June, 2016.

Notary Public

My Commission expires: 9-19-18



FILE NO: 2016054450