BILL GARRETT, Davidson County
Trans:T20160060309 DEEDWARR
Recvd: 07/14/16 09:40 2 pgs
Fees:13.00 Taxes:998.63
20160714-0072169

WARRANTY DEED

Emily Kornbau
State of Tennessee Notary Public
Sumner County
My Commission Expires June 19, 2018

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $269,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 11th day of July, 2016.

Notary Public

MY COMMISSION EXPIRES: 6/19/18
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Series, LLC, 277 Mallory Station Rd, Suite 102, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Alexis D. Gaillard and Andrew P. Gaillard	NEW OWNER	081 12 0T 449.00
(NAME)	(NAME)	
1350 Rosa L Parks Blvd, Unit 449		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Two Hundred Sixty-Nine Thousand Nine Hundred And No/100 Dollars ($269,900.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Reid Francis Cservak, a single man**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Alexis D. Gaillard, unmarried and Andrew P. Gaillard, a married man**, 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:

Land in Davidson County, Tennessee, being Unit 449, Werthan Lofts IV and V Condominiums, Phase V, as established under Master Deed of record in Instrument No. 20070117-0006776, corrected by Scrivener's Affidavit recorded at Instrument No. 20090421-0036270, amended at Instrument No. 20071220-0146056, corrected by Scrivener's Affidavit recorded at Instrument No. 20080118-0006036, amended at Instrument Nos. 20080211-0013846, 20110609-0044280, 20110713-0053571, 20120723-0064381, 20131230-0130918 and 20140725-0066210, in the Register's Office, Davidson County, Tennessee, to which master deed reference is hereby made for a more particular description of said unit.

Being the same property conveyed to Werthan V Lofts, LLC, a Tennessee Limited Liability Company by Special Warranty Deed from 2120 Restoration, GP, a Tennessee General Partnership, successor by conversion to 2120 Restoration, LLC dated January 17, 2014 and recorded January 17, 2014 as Instrument No. 201401170004997, in said Register's Office for Davidson County, Tennessee.

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Further being the same property conveyed to Reid Francis Cservak, a single man by Warranty Deed from Werthan V. Lofts, LLC dated September 4, 2014 and recorded September 10, 2014 as Instrument No. 20140910-0082772, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 1350 Rosa L Parks Blvd, Unit 449, Nashville, TN 37208

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 we do covenant with the said Grantees that we 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; 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 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 our hands this 11th day of July, 2016.

Reid Francis Cservak

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Reid Francis Cservak, a single man, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 11th of July, 2016.

Notary Public

My Commission Expires: 7-24-17

(SEAL)

DAVID R. A. ROETGER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

File Number: NAT-163720SSO