WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20160060536 DEEDWARR
Recvd: 07/14/16 14:31 2 pgs
Fees: 13.00 Taxes: 2090.50
20160714-0072496

P-WG-16-383-T

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $565,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF JULY, 2016.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 03-03-2020

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)
Charles H. Cressman, III	New Owner	
(NAME)	(NAME)	**82-9-Q-383.00CO**
383 Monroe St.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208		
(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, **TYLER J. LANHAM AND STANLEY W. SALYARDS, BOTH UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **CHARLES H. CRESSMAN, III, UNMARRIED,** 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 383 as set forth in the Master Deed establishing a Horizontal Property Regime of 4th & Monroe, a condominium form of ownership and use in the manner provided under the provisions of Tennessee Code Annotated, Title 66, Chapter 27, Section 101, et seq., as amended, of record in Instrument No. 20070619-0073328, amended in Instrument No. 20080122-0006730, Instrument No. 20080606-0058487, Instrument No. 20100625-0049730, Instrument No. 20120824-0076410, Instrument No. 20130411-0035975, Instrument No. 20130718-0074552, Instrument No. 20150130-0009095 and Instrument No. 20160119-0004667, Register's Office for Davidson County, Tennessee, together with all common areas, open spaces, roads, rights and easements appurtenant thereto.

Being the same property conveyed to Tyler J. Lanham and Stanley W. Salyards, both unmarried, as tenants in common with rights of survivorship, by Quitclaim Deed from Tyler J. Lanham, unmarried, recorded November 3, 2015 in Instrument Number 20151103-0111833 and being the same property conveyed to Tyler J. Lanham, an unmarried man, by Special Warranty Deed from Nashten, LLC, a Tennessee Limited Liability Company, recorded August 20, 2013 in Instrument Number 20130820-0097847, Register's Office for Davidson County, Tennessee. The said Tyler J. Lanham being one and the same person as Tyler Lanham. The said Stanley W. Salyards being one and the same person as Stanley Salyards.

This conveyance is subject to:
- All matters shown on Plan of record in Plat Book 7900, Page 323, and site plan shown on Exhibit E of Master Deed of record in Instrument No. 20070619-0073328 and Exhibit D of Amended and Restated Master Deed of record in Instrument No. 20120824-0076410;
- Master Deed of record in Instrument No. 20070619-0073328, amended in Instrument Nos. 20080122-0006730, 20080606-0058487, 20100625-0049730, 20120824-0076410, 20130411-0035975, 20130718-0074552, 20150130-0009095 and 20160119-0004667;
- Transfer of Declarant's Rights of record in Instrument No. 20110128-0008010;
- Grant of Easement of record in Instrument No. 20090721-0068097;
- Storm Water Detention Agreement of record in Instrument No. 20070320-0033396;
- Easement to Comcast of Nashville of record in Instrument No. 20090721-0068097;
- Restrictions of record in Book 9183, Page 130, amended in Book 11625, Page 280, and Instrument Nos. 20020425-0051069, 20130903-0092714 and 20130903-0092717;
- Memorandum of Lease dated March 12, 2003 by and between William E. Hunter and Joy L. Hunter, Landlords and C & D Safety Co. , Inc., Tenant, of record in Instrument No. 20030313-0034114;
- Easement for use of Dumpster of record in Instrument No. 20130528-0053582, Register's Office for Davidson County, Tennessee; and
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **383 Monroe St., Nashville, Tennessee 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 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 7th DAY OF JULY, 2016.

Tyler J Lanham by Stanley Salyards Attorney In Fact

Tyler J. Lanham by Stanley Salyards, Attorney-In-Fact

Stanley W Salyards

Stanley W. Salyards

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, STANLEY SALYARDS, 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 TYLER J. LANHAM, and who acknowledged he/she/they executed the same as the free act and deed of the said TYLER J. LANHAM.

Witness my hand and official seal, this the 7th of July, 2016.

C. Loy Carney

Notary Public
My Commission Expires:
(SEAL)

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires August 23, 2016

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, STANLEY W. SALYARDS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 7th of July, 2016.

C. Loy Carney

Notary Public
My Commission Expires:
(SEAL)

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires August 23, 2016

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