BILL GARRETT, Davidson County
Trans:T20160071261 DEEDWARR
Recvd: 08/16/16 15:30 2 pgs
Fees:13.00 Taxes:2035.00

20160816-0085529

Warranty Deed



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $550,000.00.

Affiant

Subscribed and sworn to before me, this the 15th day of August, 2016.

Notary Public

My commission expires: 7-2-18

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Ron Gobbell	New Owner	
305 Church Street, Unit 303		093-06-1E-303.00-CO
Nashville, TN 37201-1711		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **NANCY ELLEN MATTICE, EXECUTRIX OF THE ESTATE OF GENE A. MEYER, DECEASED**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **RON GOBBELL, UNMARRIED**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

305 Church Street, Unit 302, and rights to one parking space of the Church Street Lofts of the Banner Block Condominiums, as established pursuant to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Sections 66-27-101 et seq. of the Tennessee Code Annotated, as amended, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to 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 Master Deed and By-Laws establishing a Horizontal Property Regime of The Banner Block Condominiums, of record as Instrument No. 20050527-0060419, Register's Office for Davidson County, Tennessee, as amended by First Amendment to Master Deed, of record as Instrument No. 20050927-0115946; by Second Amendment to Master Deed, of record as Instrument No. 20060728-0091581, Register's Office for Davidson County, Tennessee; by Third Amendment to Master Deed, of record as Instrument No. 20060731-0092812, Register's Office for Davidson County, Tennessee; and by Fourth Amendment to Master Deed, of record as Instrument No. 20060907-0110529, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Gene A. Meyer, unmarried by General Warranty deed from 3rd and Church, LLC, a Tennessee limited liability company

of record in Instrument No. 20060918-0115383 Register's Office for Davidson County, Tennessee, dated September 15, 2006 and recorded on September 18, 2006.

Gene A. Meyer died April 20, 2016. His estate being administered through Davidson County Probate Court, Case No. 16P988.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property also known as 305 Church Street, Unit 302, Nashville, TN 37201-1711.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 15th day of August, 2016.

The Estate of Gene A. Meyer, Deceased

Nancy Ellen Mattice
Nancy Ellen Mattice, Executrix

STATE OF New Jersey
COUNTY OF Morris

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Nancy Ellen Mattice, Executrix of the Estate of Gene A. Meyer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument as Executrix of said Estate for the purposes therein contained.

Witness my hand and seal this 15th day of August, 2016.

Notary Public

My Commission Expires: 11-26-2016

KARL FORTSCH
NOTARY PUBLIC OF NEW JERSEY
ID #24239
MY COMMISSION EXPIRES NOV 26, 2016