Davidson County DEEDWARR
Recvd: 08/23/16 10:21 4 pgs
Fees:23.00 Taxes:1008.25
20160823-0087988

WARRANTY DEED

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $272,500.00.

Affiant

Subscribed and sworn to me on August 12, 2016.

NOTARY PUBLIC

My Commission Expires:

STACEY DENSON PALMER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 5, 2018

THIS INSTRUMENT WAS PREPARED BY:
Patrick Poole
ORTALE, KELLEY, HERBERT & CRAWFORD
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #29631SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Brian Kownacki 704 Taylor Street, Unit 301 Nashville, TN 37208	United Shore Financial Svcs, LLC 1414 E. Maple Rd Troy MI 48083	081-12-OB-565.00CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Jason Tolar and Megan Boykin Tolar, husband and wife, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents does transfer and convey unto Brian Kownacki, a single man, hereinafter called **"GRANTEE,"** his 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. 301 on the Horizontal Property Regime for Werthan Lofts IV & V Condominiums, as recorded in the Master Deed of recor din Instrument No.: 20070117-0006776, corrected in Instrument No.: 20090421-0036270, amended in Instrment No.: 20071220-0146056, corrected in Instrument No.: 20080118-0006036, amended in Instrument No.: 20080211-0013846, Instrument No.: 20110609-0044280, Instrument No.: 20110713-0053571, Instrument No.: 20120723-0064381, Instrument No.: 20141230-0130918, Instrument No.: 20140725-0066210, Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description.

BEING the same property conveyed to Jason Tolar, by Deed from Werthan Lofts Boiler Building, GP, a Tennessee general partnership, dated January 8, 2014, of record in Instrument No.: 20140114-0003504, Register's Office for Davidson County, Tennessee. The said Jason Tolar having since married.

Megan Boykin Tolar, spouse of the above named Jason Tolar joins in this conveyance for the purpose of releasing any and all rights she may have in and to the above described property, especially her marital rights.

THIS instrument is being executed in behalf of Jason Tolar pursuant to a Power of Attorney executed by same on the 9th day of August, 2016, and being filed for record simultaneously herewith, of record in Instrument No.: 20160823-0087986, Register's Office for Davidson County, Tennessee.

THIS instrument is being executed in behalf of Megan Tolar pursuant to a Power of Attorney executed by same on the 10th day of August, 2016, and being filed for record simultaneously herewith, of record in Instrument No.: 20160823-0087987, Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2016 Davidson County taxes which have been prorated by the parties and assumed by the Grantee.
2. Matters shown on the Plan of record in Instrument No.: 20070103-0001325, Register's Office for Davidson County, Tennessee.
3. Dedication of Easement of record in Book 4718, Page 619, Register's Office for Davidson County, Tennessee.
4. Agreement for Dedication of Easement for Storm Drainage of record in Instrument No.: 20061113-0139884, Register's Office for Davidson County, Tennessee.
5. Agreement for Dedication of Easement for Public Utilities and Drainage of record in Instrument No.: 20120831-0079083 and Instrument No.: 20120831-0078863, Register's Office for Davidson County, Tennessee.
6. Grant of Easement for Driveway and Walkway Access, of record in Instrument No.: 20031023-0157114, Register's Office for Davidson County, Tennessee.
7. Agreement for Dedication of Easement for Public Water, of record in Instrument No.: 20070906-0106750, Register's Office for Davidson County, Tennessee.
8. Grant of Easement for Parking of record in Instrument No.: 20050202-0012491, Register's Office for Davidson County, Tennessee.
9. License Agreement of record in Instrument No.: 20090526-0048069 and as amended in Instrument No.: 20130222-0018099, Register's Office for Davidson County, Tennessee.
10. Master Deed of record in Instrument No.: 20031023-0157113, amended in Instrument No.: 20040521-0059936, Instrument No.: 20040712-0082926, Instrument No.: 20050202-0012489, Instrument No.: 20051230-0156950, Instrument No.: 20060901-0108138, Register's Office for Davidson County, Tennessee.
11. Declaration of Covenants, Conditions, Liens, Easements, By-Laws and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in Master Deed of record in Instrument No.: 20070117-0006776, corrected by Scrivener's Affidavit of record in Instrument No.: 20090421-0036270, amended in Instrument No.: 20071220-0146056, which was corrected by Scrivener's Affidavit, of record in Instrument No.: 20080118-0006036, Instrument No.: 20080211-0013846, Instrument No.: 20110609-0044280, Instrument No.: 20110713-0053571, Instrument No.: 20120723-0064381, Instrument No.: 20131230-0130918, Instrument No.: 20140725-0066210, Register's Office for Davidson County, Tennessee.
12. Restrictive Covenants contained in Instrument of record in Book 9183, Page 130, Book 11625, Page 280, Instrument No.: 20020425-0051069, Instrument No.: 20130903-0092714 and Instrument No.: 20130903-0092717, Register's Office for Davidson County, Tennessee.
13. Storm Water Detention Agreement, of record in Instrument No.: 20061113-0139906, Register's Office for Davidson County, Tennessee.
14. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

This property is also known as Improved property located at 704 Taylor Street, Unit 301, 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 GRANTEE, his heirs and assigns, forever, and GRANTORS does covenant with the said GRANTEE that they 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 GRANTORS does further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, his 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 12th day of August, 2016.

Jason Tolar

Jason Tolar
By: Nathan Matwijec, His Attorney-in-Fact
Nathan Matwijec, His Attorney-in-fact

Megan Boykin Tolar

Megan Boykin Tolar
By: Nathan Matwijec, Her Attorney-in-Fact
Nathan Matwijec, Her Attorney-in-fact

Please Record and Return To:
SIGNATURE TITLE SERVICES, LLC
1517 Hunt Club Blvd.
Ste 200
Gallatin, TN 37066

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 12th day of August, 2016, before me personally appeared Nathan Matwijec, to me known to be the person who executed the foregoing instrument (or proved to me on the basis of satisfactory evidence), and acknowledged that he executed the same as the free act and deed of the said Jason Tolar and Megan Boykin Tolar.

Witness my hand and official seal on August 12, 2016.

NOTARY PUBLIC

My Commission Expires: 7/3/2017

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

NOTARY PUBLIC
Patrick H. Poole
My Commission Expires
July 3, 2017
STATE OF TENNESSEE

True Copy Certification

I, Kristen Traini, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Sumner

Personally appeared before me, Darlene K. Suhrbier, a notary public for this county and state, Kristen Traini who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5-27-19

Notary' Seal (if on paper)

DARLENE K. SUHRBIER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY