WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160073739 DEEDWARR
Recvd: 08/24/16 09:21 2 pgs
Fees:13.00 Taxes:850.26
20160824-0088423

P-BR-16-1015-T

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $229,800.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF AUGUST, 2016.

Notary Public

MY COMMISSION EXPIRES: 3/6/18

(AFFIX SEAL) STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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)
Zachary Bates	**Pinnacle Bank**	
(NAME)	(NAME)	**083-13-0B-204.00-CO**
1015 Fatherland Street, #204	**P.O. Box 331678**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	**Nashville, TN 37207**	
(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, **DEANNA D. RHODES, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ZACHARY BATES, 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 Number 204, as shown on the Revised Condominium Plat which is attached to the Second Amendment to the Master Deed of 37206 Building of record as Instrument No. 20061023-0131425 as re-recorded in Instrument No. 20061101- 0135575 and as re-recorded in Instrument No.: 20061113-0140782 and subject to all terms and conditions of the Master Deed of record in Instrument No. 20051006-0120763, as amended, all of the Register's Office for Davidson County, Tennessee, to which plat reference is made for location of the above referenced unit.

Being the same property conveyed to Deanna D. Rhodes, unmarried by Warranty deed from Martin Corner, G.P of record in Instrument No. 20061129-0146987 Register's Office for Davidson County, Tennessee, dated November 22, 2006 and recorded on November 29, 2006.

This conveyance is subject to:
- Master Deed of record in Instrument No. 20051006-0120763, amended in Instrument Nos. 20051027-0129747 and 20061023-0131425, re-recorded in Instrument No. 20061101-0135575, re-recorded in Instrument No. 20061113-0140782, and amended in Instrument Nos. 20070112-0005378 and 20140117-0004964;
- Charter of record in Instrument No. 20061109-0139403;
- Stormwater Detention Agreement of record in Instrument No. 20051114-0136915;
- Easement for sanitary sewers, etc., of record in Instrument No. 20051117-0139055, 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: **1015 Fatherland Street, #204, Nashville, Tennessee 37206**.

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 19th DAY OF AUGUST, 2016.

Deanna D. Rhodes by Loy Carney, Attorney-In-Fact

Deanna D. Rhodes by Loy Carney, Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LOY CARNEY, 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 DEANNA D. RHODES, and who acknowledged he/she/they executed the same as the free act and deed of the said DEANNA D. RHODES.

Witness my hand and official seal, this the 19th of August, 2016.

Megan Paulus

Notary Public
My Commission Expires: 8/20/19
(SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

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