WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160074235 DEEDWARR
Recvd: 08/25/16 10:39 2 pgs
Fees:13.00 Taxes:636.40
20160825-0088984

G-VRES-16-80[illegible]

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $172,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF AUGUST, 2016.

Notary Public

MY COMMISSION EXPIRES: 10/18/16 (AFFIX SEAL)

DANA DELWORTH
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: Name:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Ethan Zuhl and Laura Frances Zuhl and Cheryl Zuhl	new owner	
803 Hillview Hts #106	(NAME) 2941 Primrose Circle	**105-14-0I-032.00-CO**
(ADDRESS) **Nashville, TN 37204-2113**	(ADDRESS) Nashville, TN 37212	
(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, **KEVIN MAXWELL, UNMARRIED ,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ETHAN DAVID ZUHL AND LAURA FRANCES ZUHL, AS TENANTS BY THE ENTIRETY WITH RESPECT TO A 50% UNDIVIDED INTEREST AND CHERYL ZUHL, A MARRIED WOMAN, AS TO A 50% UNDIVIDED INTEREST, AS TENANTS IN COMMON,** 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 32, Studio 1 Lofts condominium, as established under Declaration of record in Instrument No. 20140715-0062248, in the Register's Office, Davidson County, Tennessee, to which reference is hereby made for a particular description of said unit.

Being the same property conveyed to Kevin Maxwell, unmarried by Quitclaim deed from Urban Escape, LLC of record in Instrument No. 20150202-0009527 Register's Office for Davidson County, Tennessee, dated January 30, 2015 and recorded on February 02, 2015. Being the same property conveyed to Urban Escape, LLC, a Florida Limited Liability Company by Quitclaim deed from Kevin Maxwell, a single person and Karine Woodley, a single person of record in Instrument No. 20140904-0080753 Register's Office for Davidson County, Tennessee, dated September 02, 2014 and recorded on September 04, 2014. Being the same property conveyed to Kevin Maxwell, a single person and Karine Woodley, a single person by Warranty deed from Studio I Nashville Apartments, LLC of record in Instrument No. 20140815-0073984 Register's Office for Davidson County, Tennessee, dated August 05, 2014 and recorded on August 15, 2014.

This conveyance is subject to:

- Taxes for the year 2016 and subsequent years, a lien not yet due and payable.
- Subject to the By-Laws for the administration thereof; also subject to the 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 the Master Deed establishing a Horizontal Property Regime of Studio 1 Lofts Condominium of record in Instrument Number 20140715-0062248, Register's Office for Davidson County, Tennessee.
- Charter of record in Instrument Number 20140715-0062247, in the Register's Office for Davidson County, Tennessee.
- Sanitary Sewer/Storm Drainage Easement of record in Book 4166, Page 14, in the Register's Office for Davidson County, Tennessee.
- Memorandum of Lease to Web Service Company, Inc. of record in Book 9188, Page 666, Book 10983, Page 783 and instrument No. 20030812-0114736, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **803 Hillview Hts #106, Nashville, Tennessee 37204-2113**.

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 22nd DAY OF AUGUST, 2016.

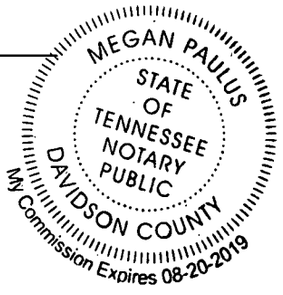
Kevin Maxwell by John Gleaves, Attorney
Kevin Maxwell by John Gleaves,
Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, John Gleaves, 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 KEVIN MAXWELL and who acknowledged he executed the same as the free act and deed of the said KEVIN MAXWELL.

Witness my hand and official seal, this the 22nd of August, 2016.

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



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