THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 16078616**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $379,900.00. Affiant Subscribed and sworn to before me, this 7th day of September, 2016. Notary Public My Commission Expires: 6-19-2018

Emily Kornbau State of Tennessee Notary Public Sumner County My Commission Expires June 19, 2018

BILL GARRETT, Davidson County
Trans:T20160085082 DEEDWARR
Recvd: 09/28/16 09:11 2 pgs
Fees:13.00 Taxes:1405.63
20160928-0102072

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
George Pappas 309 Church Street #302 Nashville TN 37201	New owner	Tax Parcel ID No. 093-06-1D-302.00-CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Thomas K. Brown and Lisa C. Brown, husband and wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **George Pappas, a single man**, ("Grantee"), his successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A certain condominium located in Davidson County, Tennessee, being Unit No. 302 of The Exchange Lofts of the Banner Block Condominiums, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing The Exchange Lofts of The Banner Block Condominiums of record in Instrument Number 20050527-0060419, as Amended in Instrument No. 20060927-0115946, Instrument No. 20060728-0091581, Instrument No. 20060731-0092812, Instrument No. 20060907-0110529, Instrument No. 20061013-0127441 and Instrument No. 20061027-0133858, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all 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 thereof; said Unit being depicted on said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in said Master Deed.

Being the same property conveyed to Thomas K. Brown and Lisa C. Brown, husband and wife by Warranty deed from Stephen B. Shanklin, married and Richard L. Finney, III, married of record in Instrument No. 20130814-0085236 Register's Office for Davidson County, Tennessee, dated August 12, 2013 and recorded on August 14, 2013.

The execution of this instrument is effected by the signature of Thomas K Brown as Attorney-in-fact for Lisa C Brown, which Power of Attorney is recorded in Instrument No. 20160928-0102071, in said Register's office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2016, a lien not yet due and payable.

The premises herein insured is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof and is 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 The Exchange Lofts of The Banner Block Condominiums of record in Instrument Number 20050527-0060419, as Amended in Instrument No. 20060927-0115946, Instrument No. 20060728-0091581, Instrument No. 20060731-0092812, Instrument No. 20060907-0110529, Instrument No. 20061013-0127441 and Instrument No. 20061027-0133858, Register's Office for Davidson County, Tennessee.
All matters shown on the site Plan attached as Exhibit F to the Master Deed in Instrument 200505270060419, Register's Office for Davidson County, Tennessee.
Subject to Capitol Mall Redevelopment Plan containing Restrictive Covenants in Book 9208, page 613, amended in Instrument 200206260076795, Register's Office for Davidson County, Tennessee.
Agreement involving the East Wall of land in question in Deed Book 148, page 264, Register's Office for Davidson County, Tennessee.
Charter of HOA in Instrument 200410010118481, Instrument 200506070064900 amended in Instrument 200505110053156, Register's Office for Davidson County, Tennessee.

This is improved property located at 309 Church Street #302 Nashville TN 37201

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantors have executed this instrument on this 7th day of September, 2016.

Thomas K. Brown

Lisa C. Brown by Thomas K Brown as 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, aforesaid, Thomas K. Brown, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 7th day of September, 2016.

Notary Public
My Commission Expires: _____

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES MARCH 25, 2018

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Thomas K Brown,** with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the **Attorney-in-fact for Lisa C Brown,** of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 7th day of September, 2016.

Notary Public My Commission Expires: _____

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES MARCH 25, 2018