THIS INSTRUMENT WAS PREPARED BY Bankers Title & Escrow Corp. 3310 West End Ave., Ste. 540 Nashville, TN 37203	STATE OF TENNESSEE COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 290,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF October, 2016. Notary Public MY COMMISSION EXPIRES: 1-8-19 (AFFIX SEAL)

TRACEY PERRY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-8-2019

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Carson Padgett	NEW OWNER	MAP
3134 Long Boulevard Unit #103		PARCEL 104-02-0U-001.00-CO
Nashville, TN 37203		
(CITY) (STATE) (ZIP)	(C (ZIP)	

BILL GARRETT, Davidson County
Trans:T20160088606 DEEDWARR
Recvd: 10/07/16 11:38 2 pgs
Fees:13.00 Taxes:1073.00
20161007-0106378

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Nathan Eric Grega-Larson and Josephine McGrath, husband and wife**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Carson Padgett, unmarried woman**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain Condominium in Nashville, Tennessee being Unit No. 103 (B-1) of the Long Boulevard Townhome Condominiums, as established by Master Deed of record in Instrument No. 20030228-0027108, Register's Office for Davidson County, Tennessee to which reference is hereby made for a more complete description.

Being the same property conveyed to Nathan Eric Grega-Larson, as to a 85% undivided interest, Timothy J. Larson and wife, Martha M. Larson, as to a 15% undivided interest with rights of survivorship by Warranty deed from Marisa Fisher and husband, Matthew Fisher of record in Instrument No. 20100719-0056276 Register's Office for Davidson County, Tennessee, dated July 15, 2010 and recorded on July 19, 2015. (Value of consideration shown in aforementioned deed $218,500.00.)

Being the same property conveyed to Nathan Eric Grega-Larson by Quitclaim deed from Timothy J. Larson and wife, Martha M. Larson of record in Instrument No. 20160811-0083466 Register's Office for Davidson County, Tennessee, dated August 09, 2016 and recorded on August 11, 2016.

Being also known as 3134 Long Boulevard Nashville, Tennessee 37203.

Josephine McGrath, joins in this conveyance for the purpose of conveying any and all marital interest she may have in subject property as the spouse of Nathan Eric Grega-Larson.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is () UNIMPROVED

(X) IMPROVED property known as **3134 Long Boulevard Unit #103, Nashville, TN 37203.**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 our hand(s) this the 6th day of October, 2016.

Nathan Eric Grega-Larson

Josephine McGrath

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Nathan Eric Grega-Larson** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 6th day of October, 2016.

My Commission expires: March 3, 2020

Notary Public

R. L. MOORE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Josephine McGrath** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 6th day of October, 2016.

My Commission expires: March 3, 2020

Notary Public

R. L. MOORE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSEE