WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160089918 DEEDWARR
Recvd: 10/12/16 10:47 2 pgs
Fees:13.00 Taxes:845.82

20161012-0107848

LAURA MITCHELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

G-CA-16-700-T

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $228,600.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF OCTOBER, 2016.

Notary Public

MY COMMISSION EXPIRES: 3/6/18
(AFFIX SEAL)

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)
Jacob R Addis	**Southern Bank of Tennessee**	
(NAME)	(NAME)	**093-05-2B-014.00-CO**
700 Church Street #306	**1499 N Mt Juliet Road**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203	**Mt. Juliet, TN 37122**	
(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, **MATTHEW ELIAS KOCH, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JACOB R ADDIS,** 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:

A certain condominium located in Davidson County, Tennessee, being Unit No. 306 of Bennie Dillon, a Condominium, 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 Bennie Dillon, a Condominium of record in Instrument Number 20051215-0150617, 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 Matthew Elias Koch, unmarried by Warranty deed from Angela D. Smith, unmarried of record in Instrument No. 20160211-0013036 Register's Office for Davidson County, Tennessee, dated February 08, 2016 and recorded on February 11, 2016.

This conveyance is subject to:

- Master Deed establishing a Horizontal Property Regime of Bennie Dillon of record in Instrument No. 20051215-0150617, with Attorney's Certificate in Instrument No. 20051215-0150619, and as amended in Instrument No. 20060801-0093636, Instrument No. 20110513-0036910, Instrument No. 20110725-0056667, Instrument No. 20120927-0087986 and Instrument No. 20121217-0116226, Register's Office for Davidson County, Tennessee.
- Charter for Bennie Dillon Condominium Association, Inc. of record in Instrument Number 20051215-0150618, in the Register's Office for Davidson County, Tennessee.
- Agreement Respecting Declarant's Rights of record in Instrument Number 20060105-0001870, in the Register's Office for Davidson County, Tennessee.
- Lease Agreement of record in Book 11011, Page 123, Assignment in Book 11011, page 128, Assignment and Assumption Agreement in Book 11477, page 85 and Instrument No. 20050420-0044175, in the Register's Office for Davidson County, Tennessee.
- Restrictions and Ordinances for the Capitol Mall Redevelopment Plan of record in Book 7423, Page 374, Book 8421, page 587, Book 9208, page 613, Book 10512, page 464, Instrument No. 20020626-0076795, Instrument No. 20040414-0041763 and Instrument No. 20050124-0008719, in the Register's Office for Davidson County, Tennessee.
- Easement of record in Book 1380, Page 174, in the Register's Office for Davidson County, Tennessee.
- Grant of Easement to Comcast of Nashville I, LLC, of record in Instrument Number 20130726-0077473, in the Register's Office for Davidson County, Tennessee.
- Easement Agreement of record in Instrument No. 20120607-0050013, 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: **700 Church Street #306, Nashville, Tennessee 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 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~~ 7th DAY OF OCTOBER, 2016.

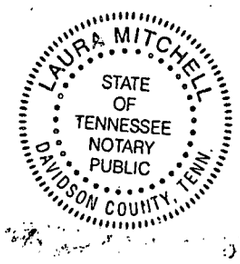
Matthew Elias Koch

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MATTHEW ELIAS KOCH, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 7th of October, 2016.

Notary Public
My Commission Expires: 3/6/18
(SEAL)



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