BILL GARRETT, Davidson County
Trans:T20160091277 DEEDWARR
Recvd: 10/17/16 10:51 2 pgs
Fees:13.00 Taxes:925.00

20161017-0109359

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$$250,000.00

Affiant

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

NOTARY PUBLIC:
MY COMMISSION EXPIRES: 03-10-19
(AFFIX SEAL)

PIPER L. NIEMANN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Athens Title & Escrow LLC, 5115 Maryland Way Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP 105
Richard Pierce	Peoples Home Equity	GROUP 14 0D
2201 8th Ave S #304	5205 Maryland Way Ste 100	PARCEL 304.00 CO
Nashville, Tennessee 37204	Brentwood, Tennessee 37027	

For and in 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, we,

Mark Robertson, unmarried

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Richard Pierce, unmarried

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:

Land in Davidson County, Tennessee, being Unit No. 304 as set forth in the Master Deed Establishing The Lofts on Eighth, a condominium form of ownership and use in the manner provided under the provisions of Tennessee Code Annotated, Title 66, Chapter 27, Section 101, et seq., of record as Instrument No. 20061116-0142670, as amended by Instrument No. 20071227-0148044, in the Register's Office for Davidson County, Tennessee; said Unit also being shown as part of Exhibit "E" of said Master Deed; and together with an undivided percentage of ownership interest in the Common Elements of the Condominium as set forth on Exhibit "E-6" of said Master Deed.

Being the same property conveyed to Mark Robertson, unmarried by deed from Lofts On Eighth Venture, Inc., a Tennessee Corporation, dated May 30, 2008, of record in Instrument No 20080605-0057918, Register's Office for said County.

This conveyance is made subject to the following:

1) 2016 taxes and subsequent years.
2) Any and all restrictions, conditions, and easements of record.
3) Subject to the following:

(a) Limitations and conditions imposed by the Horizontal Property Act as set out in Section 64-2701, et seq. of the Tennessee Code Annotated.

(b) Property is subject to all matters affecting said premises as contained in the Master Deed and By-Laws for The Lofts on Eighth Book Instrument No. 20061116-0142670 as amended in Instrument No. 200712270148044, Register's Office for Davidson County, Tennessee.

(c) Property is subject to any and all restrictions, easements, and conditions of record.

(d) Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument No. 20061116-0142670 as amended in Instrument No. 200712270148044, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

(e) By-Laws of record in Instrument No. 20061116-0142670 as amended in Instrument No. 200712270148044, in the Register's Office of said County, Tennessee.

(f) Amenities Area of record in Instrument No. 20061116-0142670 as amended in Instrument No. 200712270148044, in the Register's Office of said County, Tennessee.

(g) Deeds of conveyance of record in Instrument No. 20061116-0142670 as amended in Instrument No. 200712270148044, in the Register's Office of said County, Tennessee.

(h) Stormwater Quality Agreement of record in Instrument No. 20061113-0139803, in the Register's Office of said County, Tennessee.

(i) Easement for Sanitary Sewers and/or Storm Drainage, Water Mains, Pumps and Appurtenances of record as Instrument No. 20061122-0144892, in said Register's Office, as to the Water Quality & Detention Easement, and Instrument No. 20070305-0026833 as to the Sewer Easement, as set forth therein; and

(j) Assignment of Developer's Rights of record in Instrument No. 20071227-0148043 in said Register's Office; and

(k) Subject to Urban Zoning Overlay of record as Metro Ordinance No. BL-2000-364, made applicable by Ordance No. BL-2000-476, of record in the Metropolitan Clerks Office for Davidson County, Tennessee; and

(l) Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

(m) Rights of others in and to the common areas and/or elements.

This is improved property known as **2201 8th Ave S #304, Nashville, Tennessee 37204.**

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 my hand and official seal at office this 7th day of October, 2016.

Mark Robertson

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Mark Robertson, unmarried, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

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

NOTARY PUBLIC

My Commission Expires: 03-10-19

PIPER L. NIEMANN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

PLEASE RETURN TO:
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027