WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20160092023 DEEDWARR
Recvd: 10/18/16 15:37 2 pgs
Fees: 13.00 Taxes: 1256.15
20161018-0110186

G-BR-16-109-T

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $339,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF OCTOBER, 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:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Leonidas Edwin Rice, Jr.	**NEW OWNER**	
(NAME)	(NAME)	**131-05-0A-109.00-CO**
109 Jefferson Square		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215-3701		
(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, **JASON M. WHALEN AND WIFE, GAEL WHALEN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **LEONIDAS EDWIN RICE, JR., MARRIED,** 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 No. 109 on the Plan of Section One, Jefferson Square Townhouses of record in Plat Book 4675, Page 12, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description, together with the appurtenant interest in the common elements of Jefferson Square Section One, a Horizontal Property regime established by Master Deed of record in Book 4731, page 332, amended in Book 5826, page 693, Book 8550, page 3, Instrument No. 20051027-0130020 and Instrument No. 20100503-003416, Register's Office for said County.

Being the same property conveyed to Jason M. Whalen and wife, Gael Whalen by Warranty deed from Catherine Porter Moore, unmarried of record in Instrument No. 20130510-0047336 Register's Office for Davidson County, Tennessee, dated May 05, 2013 and recorded on May 10, 2013.

This conveyance is subject to:

- Taxes for subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 4675, Page 12, Register's Office for Davidson County, Tennessee.
- 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 Jefferson Square Townhouses of record in Book 4731, Page 332, Book 5826, Page 693, Book 8550, Page 3 and Instrument No. 20100503-0033416, Register's Office for Davidson County, Tennessee.
- By-Laws of record in Book 4731, Page 341, amended in Book 5676, Page 31, Book 5700, Page 719, Book 8036, Page 54, Book 8057, Page 179, Book 8231, Page 418, Book 8550, Page 973, Book 9276, Page 249, Book 10355, Page 306 and Instrument No. 20051027-0130020, in the Register's Office for Davidson County, Tennessee.
- Charter of record in Book 8485, Page 642, Book 8556, Page 701, Instrument No. 20000209-0013274 and Instrument No. 20000209-013275, in the Register's Office for Davidson County, Tennessee.
- Grant of Overhead Line Easement to Metropolitan Government of Davidson County, acting by and through the Electric Power Board of record in Instrument Number 20020122-0008268, in the Register's Office for DavidsonCounty, Tennessee.
- Grant of Easement of record in Instrument Number 20130517-0050158, in the Register's Office for DavidsonCounty, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **109 Jefferson Square , Nashville, Tennessee 37215-3701**.

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 14th ~~DAY~~ OF OCTOBER, 2016.

Jason M. Whalen

Gael Whalen

STATE OF WASHINGTON

COUNTY OF PIERCE

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JASON M. WHALEN, 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 13th of October, 2016.

Notary Public
My Commission Expires: 8/30/20
(SEAL)

MARSHA J REIDBURN NOTARY PUBLIC COMMISSION EXPIRES 8-30-20 STATE OF WASHINGTON

STATE OF WASHINGTON

COUNTY OF PIERCE

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, GAEL WHALEN, 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 13th of October, 2016.

Notary Public
My Commission Expires: 8/30/20
(SEAL)

MARSHA J REIDBURN NOTARY PUBLIC COMMISSION EXPIRES 8-30-20 STATE OF WASHINGTON

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