WARRANTY DEED

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

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $329,000.00

emily jones
AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 1ST DAY OF NOVEMBER, 2016.

NOTARY PUBLIC

MY COMMISSION EXPIRES 6-19-18

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 16-8588 HICKEY JV LG

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Sye Thomas Hickey		082130E21600CO
817 3RD AVE N #216	new owner	
Nashville, TN 37201		

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

BRENT J. JARREAU AND LYNDA M. JARREAU, HUSBAND AND WIFE

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO:

SYE THOMAS HICKEY, A SINGLE MAN

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

SEE EXHIBIT "A"

This is improved property known as 817 3RD AVE N #216, Nashville, TN 37201

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/or 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/or 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 on the 1st day of November, 2016.

Brent J. Jarreau*

Lynda M. Jarreau

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, BRENT J. JARREAU AND LYNDA M. JARREAU, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 1st day of November, 2016.

Notary Public

My Commission Expires: 3-15-20

JIM R. VANDERPOOL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 03-15-2020

* Brent J Jarreau and Brent Jarreau being one and the same person.

BILL GARRETT, Davidson County
Trans: T20160103230 DEEDWARR
Recvd: 11/22/16 10:12 2 pgs
Fees: 13.00 Taxes: 1217.30

20161122-0123170

16-8588 HICKEY JV LG

EXHIBIT A - LEGAL DESCRIPTION

Tract I:

Land in Davidson County, Tennessee, being Unit Number 216, together with storage space Number 2B, and all rights and appurtenances thereto belonging as set out in the Master Deed of District Lofts, a Condominium Development of record as Instrument Number 20080104-0001256, and amended by surveyors certificate of correction of record in Instrument Number, 20080111-0003637, and amended by Instrument Number, 20080609-0059308, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description; Unit Number, 216 is assigned parking space 41 shown on the plan of the parking space assignment as of record in Instrument 20080609-0059308, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Brent J. Jarreau and Lynda M. Jarreau, husband and wife by Warranty Deed from Brent Tucker and Arlene M. Joyner-Tucker, recorded on the 22nd day of April, 2014 in Instrument No. 20140422-0033309, in the Register's Office of Davidson County, Tennessee.

Tract II:

Being Storage Unit No. 2M, with all rights and appurtenances thereto belonging as set out in the Master Deed of District Lofts, a Condominium Development of record as Instrument No. 20080104-0001256, and amended by surveyors certificate of correction of record in Instrument No., 20080111-0003637, and amended by Instrument No., 20080609-0059308, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description.

Being the same property conveyed by Warranty Deed from Donald Davis Vaughn and wife, Susan Marie Vaughn to Brent Jarreau, Married, as recorded on the 16th day of October, 2014 in Instrument No. 20141016-0095616 and Warranty Deed from James T. McLean, Sr. and James T. McLean, Jr. and Kerry McLean to Donald Davis Vaughn and wife, Susan Marie Vaughn, as recorded on the 2nd day of November, 2010 in Instrument No. 20101102-0087757, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as (1) all applicable zoning ordinances (2) utility, sewer, drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

a. County of Davidson taxes for the year 2016 and thereafter, not yet due and payable.

b. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

c. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat recorded in Plat Book 51, Page(s) 8, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

d. Terms and provisions of the Articles of Organization recorded at Instrument No. 20060822-0103530.

e. Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing DISTRICT LOFTS, A CONDOMINIUM DEVELOPMENT of record in Instrument No. 20080104-0001256, as amended by Surveyors Certificate of Correction recorded at instrument(s) of record in Instrument No. 20080111-0003637 and amended at Instrument No. 20080609-0059308; also subject to easements, rights and interests 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 building thereon.

f. Easement for Sanitary Sewers and/or Storm Drainage, Water Mains, Pumps and Appurtenances, recorded at Instrument No. 20061122-0144802.

g. Easement for Storm Drainage, recorded at Instrument No. 20050825-0101610.

h. Storm Water Detention Agreements recorded at Instrument Nos. 20050825-0101609 and 20061122-0144834.

i. Subject to all matters shown on survey by Wamble and Associates, Revised September 27, 2006.

j. Any facts, rights, interest, or claims as would be disclosed by an accurate survey of the land or inspection of the premises thereof.

k. Property taxes for the current year.