THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 161210166** BILL GARRETT, Davidson County Trans:T20160111346 DEEDWARR Recvd: 12/19/16 12:57 2 pgs Fees:13.00 Taxes:1054.50 20161219-0132938	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $285,000.00 Affiant Subscribed and sworn to before me, this 13th day of December, 2016. Notary Public My Commission Expires:

TARA JONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

WARRANTY DEED

Address New Owner: Lani J. Daniels, Jr. 309 Church Street, Apt 608 Nashville TN 37201	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 093-06-1D-608.00-CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Henry B. Bonecutter, Jr. and Grace M. Bonecutter, husband and wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Lani J. Daniels, Jr. , a single man,** ("Grantee"), his successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

BEING a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 608, and one parking space, as specified on the Plat shown in the Master Deed, on the Plan of Exchange Lofts of The Banner Block Condominiums, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed for Exchange Lofts of The Banner Block Condominiums, of record under Instrument No. 20050527-0060419, Instrument No. 20050927-0115946, Instrument No. 20060728-0091581, Instrument No. 20060731-0092812, Instrument No. 20060907-0110529, Instrument No. 20061013-0127441 and Instrument No. 20061027-0133858, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the plan of Exchange Lofts of The Banner Block Condominiums, for placement of Units, as shown on Exhibit "F" to the Master Deed of record under Instrument No. 20050527-0060419, said Register's Office, for a more complete identification and description of such Unit.

Being the same property conveyed to Henry B. Bonecutter, Jr. and Grace M. Bonecutter, husband and wife by Warranty deed from Jonathan D. Grimes, a married man and Justin P. Grimes, an unmarried man of record in Instrument No. 20130709-0070930 Register's Office for Davidson County, Tennessee, dated July 08, 2013 and recorded on July 09, 2013.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2016, a lien due and payable, but not delinquent.

The premises herein insured is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof and is 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 The Banner Block Condominiums of record in Instrument Number 20050527-0060419, amended in Instrument 20050927-0115946, Instrument 20060728-0091581, Instrument 200607310092812, Instrument 20061027-0133858, Instrument 20060907-0110529 and Instrument No. 20061013-0127441, Register's Office for Davidson County, Tennessee.

Articles of Amendment to Charter in Instrument 20050511-0053156, Register's Office for Davidson County, Tennessee.

Subject to Capital Mall Redevelopment Plan containing Restrictive Covenants in Book 7423, Page 374, Book 8421, Page 587, Book 9208, page 613, Book 10512, Page 464, amended in Instrument 20010626-0076795, and Instrument No. 20050124-0008719, Register's Office for Davidson County, Tennessee.

Charter of Banner Block Condominium Association, Inc of record in Instrument Number 20041001-0118481 and Instrument No. 20050607-0064900, in the Register's Office for Davidson County, Tennessee.

This is improved property located at 309 Church Street, Apt 608 Nashville TN 37201

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantors have executed this instrument on this 13th day of December, 2016.

Henry B. Bonecutter, Jr.

Grace M. Bonecutter

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Henry B. Bonecutter, Jr. and Grace M. Bonecutter, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 13th day of December, 2016.

Notary Public

My Commission Expires: _____

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES MARCH 25, 2018