THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 16119919** BILL GARRETT, Davidson County Trans:T20160112276 DEEDWARR Recvd: 12/21/16 10:25 2 pgs Fees:13.00 Taxes:1387.50 20161221-0133999	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $375,000.00. Affiant Subscribed and sworn to before me, this 19th day of December, 2016. Notary Public My Commission Expires: WILLIAM T. CHAPMAN, IV STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 10, 2018

WARRANTY DEED

Address New Owner: Alicia I Toal and Desmond J. Toal, Jr. 3204 LONG BLVD #301 Nashville TN 37203-1273	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 104023C30100CO

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, **Justin R. Birkmeyer, an unmarried man**("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Alicia I Toal and Desmond J. Toal, Jr, Wife and Husbamd**, ("Grantees"), its 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. 301 as specified on the Plat shown in the Master Deed, on the Plan of D5 Lofts 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 and By-Laws for D5 Lofts Condominiums, of record in Instrument No. 20060816-0101153, as amended in Instrument No. 20060925-0118694, Instrument No. 20061005-0123893, Instrument No. 20061220-0156940 and Instrument No. 20070626-0076341, 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 D5 Lofts Condominiums, for placement of Units, as set out on Revised Exhibit "B" to the Third Amendment to the Master Deed of record under Instrument No. 20061220-0156940, said Register's Office, for a more complete identification and description of such Unit.

Being the same property conveyed to Justin R. Birkmeyer, an unmarried man by Warranty Deed from Michael W. White and Courtney D. White, husband and wife, recorded on the 4th day of June, 2012 in Instrument No. 20120604-0048378, in the Register's Office of Davidson County, Tennessee.

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.

County of Davidson taxes for the year 2017 and thereafter, not yet due and payable.

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

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of WEST END PARK, as recorded in Plat Book 421, Page(s) 82 and 23.
Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records,

Terms and provisions of by-Laws of D5 Lofts recorded in Instrument No. 20060816-0101153.

Charter of D5 Lofts Owners Association, Inc. recorded at Instrument No. 20060815-0100581. Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing D5 LOFTS Condominium of record in Instrument No. 20060816-0101153 , as amended by instrument(s) of record in Instrument Nos. 20060925-0118694, 20061005-0123893, 20061220-0156940 and 20070626-0076341; 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.

This is improved property located at 3204 LONG BLVD #301 Nashville TN 37203-1273

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, Grantor has executed this instrument on this 19th day of December, 2016.

Justin R. Birkmeyer

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Justin R. Birkmeyer, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 19th day of December, 2016.

Notary Public

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES SEPTEMBER 10, 2018