THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 161210243** BILL GARRETT, Davidson County Trans:T20170005320 DEEDWARR Recvd: 01/19/17 11:09 2 pgs Fees:13.00 Taxes:2220.00 20170119-0005994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $600,000.00. Affiant Subscribed and sworn to before me, this 29th 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: Chelsea Armistead and Ashley Thornton 119 Wentworth Avenue Nashville, TN 37215	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 117-01-0A-001.00 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, **Truxton Trust, Trustee of The Lynn C. Doramus 2016 Revocable Trust, dated August 15, 2016** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Chelsea Armistead and Ashley Thornton as joint tenants with right of survivorship**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 3A, on the Horizontal Property Regime for Bowling Square, as recorded in the Master Deed of record in Book 4724, page 753, amended in Book 4932, page 150 and as shown on plat of record in Plat Book 4860, page 51, Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description together with an undivided percentage interest in the common elements allocated to said unit as set forth in said Master Deed.

Being the same property conveyed to LYNN C. DORAMUS, by deed from HILDA M. SHAW, of record in Book 9879, page 869 , dated December 1, 1995 , said Register's Office.

LYNN C. DORAMUS, conveyed her interest to TRUXTON TRUST, TRUSTEE OF THE LYNN C. DORAMUS 2016 IRREVOCABLE TRUST DATED AUGUST 15, 2016, by quitclaim deed of record in Instrument No. 20160922-0100125, dated September 14, 2016, said Register's Office.

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.

General or special taxes and assessments required to be paid in the year 2017 and subsequent years for Map-Par. 117-01-0A-001.00 CO.

Liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated sections 67-5-603, et seq.

Matters shown on the Plan of record in Plat Book 4860, page 51, said Register's Office.

Master Deed and By-Laws of record in Book 4724, page 753 and amended in Book 4932, page 150, said Register's Office.

This is improved property located at 702 Bowling Avenue #E, Nashville, TN 37215

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 29th day of December, 2016.

The Lynn C. Doramus 2016 Revocable Trust

By: Truxton Trust, Trustee

Denise D. Hendrick

By: Denise D. Hendrick, Wealth Advisor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Denise D. Hendrick, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained and who further acknowledged that she is the Wealth Advisor of Truxton Trust Company and who further acknowledged that Truxton Trust is the trustee of The Lynn C. Doramus 2016 Irrevocable Trust, dated August 15, 2016 the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 29th 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