Warranty Deed

BILL GARRETT, Davidson County
Trans:T20170022466 DEEDWARR
Recvd: 03/16/17 11:15 2 pgs
Fees:13.00 Taxes:952.75
20170316-0025772

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $257,500.00.

Affiant

Subscribed and sworn to before me, this the 13th day of March, 2017.

Notary Public

My commission expires:

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2020

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Jonathan Torrens	new owner	
309 Church Street Unit 306		093-06-1D-306.00-CO
Nashville, TN 37201		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **GYPSY CORSET, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JONATHAN TORRENS, A MARRIED MAN**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A 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. 306, and 1 parking space(s), The Exchange Lofts of The Banner Block Condominiums, as established under Master Deed of record in Instrument 20050527-0060419, as amended in Instrument 20050927-0115946, Instrument 20060728-0091581, Instrument 20060731-00092812, Instrument 20060907-0110529, Instrument 20061013-0127441 and Instrument 20061027-0133858, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Gypsy Corset, LLC, a Tennessee Limited Liability Company by Warranty deed from Thomas S. Dennis and Melanie Dennis, husband and wife of record in Instrument No. 20130321-0028242 Register's Office for Davidson County, Tennessee, dated March 15, 2013 and recorded on March 21, 2013.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 309 Church Street Unit 306, 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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 13th day of March, 2017.

Gypsy Corset LLC, a Tennessee Limited Liability Company, by its sole member, Beautiful Catastrophe Holdings LLC, a Delaware Limited Liability Company

By: _____
Name: Jolyn P. Farber
Title: Authorized Member

STATE OF CONNECTICUT
COUNTY OF FAIRFIELD

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Jolyn P. Farber, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Authorized Member of Beautiful Catastrophe Holdings LLC, a Delaware Limited Liability Company, as Sole Member of Gypsy Corset LLC, a Tennessee Limited Liability Company, and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company(s) for the purposes therein contained.

Witness my hand and seal this 13th day of March, 2017.

_____
Notary Public

My Commission Expires:

4/30/2019

ANTONIO FARETTA
NOTARY PUBLIC
CONNECTICUT
MY COMM. EXPIRES APRIL 30, 2019

ANTONIO FARETTA NOTARY PUBLIC CONNECTICUT