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| **THIS INSTRUMENT PREPARED BY:**<br>**Chapman & Rosenthal Title, Inc.**<br>**2002 Richard Jones Rd, Ste 203A**<br>**Nashville, TN 37215**<br><br>**CRT File No. 170210749**<br><br>BILL GARRETT, Davidson County<br>Trans:T20170024061 DEEDWARR<br>Recvd: 03/21/17 15:49 2 pgs<br>Fees:13.00 Taxes:1228.40<br>20170321-0027702 | STATE OF TENNESSEE )<br>COUNTY OF DAVIDSON )<br><br>The actual consideration or value, whichever is greater, for this transfer is: ~~$332,000.00~~<br><br>Affiant<br><br>Subscribed and sworn to before me, this 17th day of March, 2017.<br><br>Notary Public<br>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:<br>Emilio Garma-Fernandez<br>2201 8TH AVE S #101<br>Nashville, TN 37204-2245 | Send Tax Bills To:<br>~~New Owner~~ EVER-BANK<br>301 W. BAY ST.<br>JACKSONVILLE, FL<br>32202 | Tax Information:<br>Tax Parcel ID No.<br>105140D10100CO |

**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, **Cassandra R. Newsom and husband, Brandon M. Newsom** ("Grantor"), have this day bargained and sold, and do hereby transfer and convey to **Emilio Garma-Fernandez**, ("Grantees"), its 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. 101 as set forth in the Master Deed Establishing The Lofts on Eighth, a condominium form of ownership and use in the manner provided under the provisions of Tennessee Code Annotated, Title 66, Chapter 27, Section 101, et seq., of record as Instrument No. 20061116-0142670, as amended by Instrument No. 20071227-0148044, in the Register's Office for Davidson County, Tennessee; said Unit also being shown as part of Exhibit "E" of said Master Deed; and together with an undivided percentage ownership interest in the Common Elements of the Condominium as set forth on Exhibit "E-6" of said Master Deed.

Being the same property conveyed to Cassandra R. Newsom and husband, Brandon M. Newsom by Warranty Deed from Lofts On Eighth Venture, Inc., a Tennessee corporation, recorded on the 11th day of December, 2009 in Instrument No. 20091211-0113428, 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.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of WAVERLY PLACE, as recorded at Plat Book 57, Page(s) 95.

Charter of Lofts on Eighth Venture, Inc. recorded at Instrument No. 20080205-0012094.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing THE LOFTS ON EIGHTH of record in Instrument No. 20061116-0142670, as amended by instrument(s) of record in Instrument No. 20071227-0148044.

Easement for Sanitary Sewers and/or Storm Drainage, Water Mains, Pumps and Appurtenances, recorded in Instrument Nos. 20061122-0144892 and 20070305-0026833.

Storm Quality Agreement recorded at Instrument No. 20061113-0139803.

Assignment of Developers Rights recorded at Instrument No. 20071227-0148043.

Subject to Urban Zoning Overlay of record as Metro Ordinance No. BL2000-364, made applicable by Ordinance No. BL-2000-476, of record in the Metropolitan Clerk's Office for Davidson County, Tennessee.

This is improved property located at 2201 8TH AVE S #101 Nashville TN 37204-2245

**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 17th day of March, 2017.

Cassandra R. Newsom by John Rula, attorney in fact

**Cassandra R. Newsom**
**By: John Rula, attorney-in-fact**

Brandon M. Newsom by John Rula attorney in fact

**Brandon M. Newsom**
**By: John Rula, attorney-in-fact**

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **John Rula,** with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the **Attorney-in-fact for Cassandra R. Newsom and Brandon M. Newsom,** of 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 17th day of March, 2017.

Notary Public

My Commission Expires: _____

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018